

## 74 ACACIA RD, PELHAM, ON L3B 5N5, CANADA

<https://www.gtarealestates.com>

Beautiful 1-year-old 1,721 sq ft semi-detached home in sought-after Fonthill featuring 3 bedrooms plus a versatile office/den and a separate side entrance to the basement offering excellent future income or in-law suite potential! Step into a wide, welcoming foyer designed to comfortably greet your guests. The carpet-free main floor is perfect for modern living, low...

**\$749,000**

- 3 beds
- 3 baths
- Single Family
- Single Family
- 1500 - 2000 sq ft



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## Rooms & Units Descr

**RoomType1:** Primary Bedroom

**RoomLength1:** 4.293

**RoomDimensions1:** 4.293 m X 3.658 m

**RoomLevel2:** Second level

**RoomWidth2:** 2.896

**RoomType3:** Bedroom 3

**RoomLength3:** 3.861

**RoomDimensions3:** 3.861 m X 2.896 m

**RoomLevel4:** Second level

**RoomWidth4:** 2.2098

**RoomType5:** Laundry room

**RoomLength5:** 1.778

**RoomDimensions5:** 1.778 m X 1.524 m

**RoomLevel6:** Main level

**RoomWidth6:** 3.302

**RoomType7:** Kitchen

**RoomLength7:** 3.2

**RoomDimensions7:** 3.2 m X 2.337 m

**RoomLevel8:** Main level

**RoomWidth8:** 2.337

**RoomLevel1:** Second level

**RoomWidth1:** 3.658

**RoomType2:** Bedroom 2

**RoomLength2:** 3.861

**RoomDimensions2:** 3.861 m X 2.896 m

**RoomLevel3:** Second level

**RoomWidth3:** 2.896

**RoomType4:** Office

**RoomLength4:** 2.845

**RoomDimensions4:** 2.845 m X 2.2098 m

**RoomLevel5:** Second level

**RoomWidth5:** 1.524

**RoomType6:** Living room

**RoomLength6:** 6.096

**RoomDimensions6:** 6.096 m X 3.302 m

**RoomLevel7:** Main level

**RoomWidth7:** 2.337

**RoomType8:** Dining room

**RoomLength8:** 3.099

**RoomDimensions8:** 3.099 m X 2.337 m

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## Location Details

**City:** Pelham (Fonthill)

**Province:** Ontario

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## Property Details

**SubdivisionName:** 662 - Fonthill

**Stories:** 2

**Levels:** 2

**FrontageLength:** 30 ft ,1 in



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## Property Features

**Flooring:** Vinyl

**HeatingFuel:** Other

**Cooling:** None

**OpenParkingYN:** False

**AttachedGarageYN:** True

**PoolYN:** False

**WaterfrontYN:** False

**Heating:** Heat Pump

**CoolingYN:** True

**ParkingTotal:** 2

**GarageYN:** True

**CarportYN:** False

**ViewYN:** False

**Sewer:** Sanitary sewer

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## Courtesy of

**OfficeName:** PONTIS REALTY INC.

**Office ID:** 293791

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details

**ParkingTotal:** 2

**Heating:** Heat Pump

**Sewer:** Sanitary sewer

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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**CarportYN:** No

**CoolingYN:** Yes

**OpenParkingYN:** No

**GarageYN:** Yes

**PoolYN:** No

**Cooling:** None

