

 <p style="font-size: small; margin-top: 10px;">CENTURY 21 UNITED REALTY INC., Brokerage</p>	<b>60 Hemlock St</b> <b>Highlands East Ontario K0L 1M0</b> Highlands East Bicroft Ward Haliburton <b>SPIS:</b> N <b>Taxes:</b> \$1,289.68/2025 <b>DOM:</b> 0		
	Detached	<b>Front On:</b> S	<b>Rms:</b> 6 + 3
	<b>Link:</b> N	<b>Acre:</b>	<b>Bedrooms:</b> 2 + 1
	Bungalow		<b>Washrooms:</b> 2
	<b>Lot:</b> 77.22 x 97.38 Feet <b>Irreg:</b> 77.22 x 97.38 x 53.19 x 99.98 <b>Dir/Cross St:</b> Sprucedale and Hemlock <b>Directions:</b> Monck Road, left onto Sprucedale, Right onto Hemlock		
			1x4xMain, 1x4xBsmt

**MLS#:** X12476830      **PIN#:** 392480248

**Possession Remarks:** Immediate

**Legal:** LT 223 PL 368 SRO; HIGHLANDS EAST

<b>Kitchens:</b> 1	<b>Exterior:</b> Vinyl Siding	<b>Zoning:</b> RT
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> Attached / 1	<b>Cable TV:</b>
<b>Basement:</b> Finished / Walk-Up	<b>Park/Drive:</b>	<b>Hydro:</b> Y
<b>Fireplace/Stv:</b> N	<b>Drive:</b> Private Double	<b>Gas:</b>
<b>Heat:</b> Forced Air / Electric	<b>Drive Park Spcs:</b> 4	<b>Phone:</b> Y
<b>A/C:</b> None	<b>Tot Prk Spcs:</b> 5	<b>Water:</b> Municipal
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Water Supply Type:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Sewer:</b> Sewers
<b>Apx Sqft:</b> 700-1100	<b>Energy Cert:</b>	<b>Spec Desig:</b> Unknown
<b>Lot Shape:</b> Irregular	<b>Cert Level:</b>	<b>Farm/Agr:</b>
<b>Lot Size Source:</b> MPAC	<b>GreenPIS:</b>	<b>Waterfront:</b>
<b>Roof:</b> Asphalt Shingle	<b>Prop Feat:</b> Family Room	<b>Retirement:</b>
<b>Foundation:</b> Poured Concrete	<b>Interior Feat:</b> None	<b>Under Contract:</b> None
<b>Assessment:</b>		<b>HST Applicable to:</b> Not Subject to HST
<b>POTL:</b>		<b>Sale Price:</b>
<b>POTL Mo Fee:</b>		<b>Oth Struct:</b>
<b>Elevator/Lift:</b>		<b>Survey Type:</b> None
<b>Laundry Lev:</b> Main		
<b>Phys Hdcap-Eqp:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	8.1	x 10.6	
2	Dining	Main	11.06	x 11.61	
3	Living	Main	11.78	x 17.98	
4	Sunroom	Main	20.51	x 11.88	
5	Br	Main	11.61	x 12.43	
6	2nd Br	Main	11.65	x 7.87	
7	Laundry	Main	9.19	x 11.65	
8	3rd Br	Bsmt	12.57	x 10.66	
9	Rec	Bsmt	15.91	x 18.18	
10	Other	Bsmt	7.25	x 15.94	

**Client Remarks:** This charming, move-in ready 2+1 bedroom, 2 bathroom bungalow in Cardiff is the perfect place to start your homeownership journey. Enjoy worry-free living with major updates already done for you: Shingles (2023), Eavestrough (2024), and Hot Water Heater (2024). The home is freshly painted with a bright layout that flows into a lovely sunroom overlooking the fully fenced yard. The finished lower level offers incredible value, featuring an extra bedroom and a separate entrance-ideal for a potential accessory suite or dedicated in-law space. Added convenience comes with the attached garage. Located in a quiet, family-friendly area near parks, schools, and amenities. This home is packed with character, potential, and ready for you!

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Garage Door Opener

**Listing Contracted With:** CENTURY 21 UNITED REALTY INC. **Ph:** 705-743-4444