

Property Client Full

26 Church Street, Kincardine, Ontario N0G 2T0

Listing

[26 Church St Kincardine](#)**Active / Residential Freehold / Detached**MLS® #: **X12178174**List Price: **\$889,000**

New Listing

**Bruce/Kincardine**

Tax Amt/Yr: **\$6,371.00/2024** Transaction: **Sale**
 SPIS: **Yes** DOM: **0**
 Legal Desc: **PART LOTS 7 & 8 PLAN 123, DES AS PART 3, PLAN 3R9654, COUNTY OF BRUCE MUNICIPALITY OF KINCARDINE**

Style: **Bungalow** Rooms Rooms+: **3+2**
 Fractional Ownership: **BR BR+: 5(3+2)**
 Assignment: **Baths (F+H): 3(3+0)**
 Link: **No** SF Range: **1500-2000**
 Storeys: **1.0** SF Source:
 Lot Irreg: Lot Acres:
 Lot Front: **55.00** Fronting On: **S**
 Lot Depth: **292.00**
 Lot Size Code: **Feet**

Dir/Cross St: **HWY 21 and King Street**Next OH: **Public: Sun Jun 1, 2:30PM-4:00PM**PIN #: **332870380**Holdover: **60**

Possession:

ARN #: **410826000618108**Contact After Exp: **No**Possession Date: **2025-07-31**

Kitch Kitch + **2 (1+1)**
 Island YN:
 Fam Rm: **Yes**
 Basement: **Yes/Apartment, Finished**
 Fireplace/Stv: **No**
 Interior Feat: **Accessory Apartment, Auto**

Heat: **Forced Air, Gas**
 A/C: **Yes/Central Air**
 Central Vac: **No**
 Apx Age: **0-5**
 Elevator: **No/None**
 Retirement: **No**

Property Feat:
 Roof: **Asphalt Shingle**
 Foundation: **Concrete**
 Soil Type:

Waterfront Y/N: **No**

Water Struct:

Under Contract:

View:

Exterior: **Stone**
 Drive: **Private**
 Garage: **Yes**
 Gar/Gar Spcs: **Attached Garage/2.0**
 Drive Pk Spcs: **4.00**
 Tot Pk Spcs: **5.00**
 Pool: **None**

Room Size:
 Rural Services:
 Security Feat:

Utilities: **Gas, Hydro, Sewers, Cable Available, Telephone Available**
 Water: **Municipal**

Water Meter:
 Waterfront Feat:
 Waterfront Struc:
 Well Capacity:
 Well Depth:
 Sewers: **Municipal**
 Special Desig: **Unknown**
 Farm Features:
 Winterized:

Waterfront Frontage (M):

HST App To SP: **Included In**
 Lot Size Source: **GeoWarehouse**

Remarks/Directions

Client Rmks:

Description: Welcome to 26 Church Street, Tiverton a stunning new build completed in 2021. This 1,615 sq. ft. home offers a perfect blend of modern design and functional living. The main floor features an open-concept layout with high ceilings, seamlessly connecting the kitchen, dining, and living areas. With 3 spacious bedrooms and 2 bathrooms, including a master en suite with a luxurious glass shower, this home is designed for comfort and style. Step outside to a covered porch overlooking a huge lot with gardens extending behind a large shop perfect for outdoor gatherings, gardening, or hobbies. A unique bonus is the side entrance to the basement, which provides access to a fully equipped auxiliary unit. This space includes a full kitchen, laundry, 2 bedrooms, an open-concept living area, and large windows that fill the space with natural light. Whether you choose to keep the cooperative tenants for immediate income or transform the space into a nanny suite or in-law suite, the possibilities are endless. Don't miss this opportunity to own a versatile and beautifully designed home in a prime location.

Listing Contracted With: **eXp Realty 866-530-7737**