

JUST LISTED

21

Charming Bungalow on One Acre!

151564 Southgate Sideroad 15
Southgate, Ont NOG 1N0
MLS® X12995152



Brian Lafazanos
SALES REPRESENTATIVE
(647) 333-2523



Private & Scenic

\$715,000

- Extensively Renovated Interior
- Brand-New Kitchen – Quartz countertops, under-cabinet lighting, coffee bar & pantry
- Open-Concept Living – Kitchen & dining area with walkout to rear deck
- New Wide-Plank Flooring – Laminate on main floor, vinyl with subfloor in basement
- Updated Main Bath – Double vanity & modern finishes

FEATURES	Bedrooms:	3+1
	Bathrooms:	2
	Living Area:	1,217 sqft
	Lot Size:	203' x 219'
	Garage:	13ft x 23ft with 9' ceilings & walkout to deck.



Call me to view the home, or book an appointment:
www.151564Sdrd.com

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CENTURY 21 HERITAGE GROUP LTD.
BROKERAGE
35 Victoria Street East #3
Alliston, ON L9R1T3

CENTURY 21.
Canada



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Listing X12995152 Preview

151564 Southgate 15 Side Road
 Southgate, ON N0G 1N0
 Residential Freehold - Detached
 For Sale - \$715,000 - New

CENTURY 21 HERITAGE GROUP LTD. (905-775-5677)
 BRIAN LAFAZANOS, Salesperson (647-333-2523)

Location

ASSESSMENT ROLL #	420709000606402	LOT DEPTH	219.1
PIN#	372710160	LOT SIZE CODE	Feet
AREA	Grey County	LOT IRREGULARITIES	1.02Ac
MUNICIPALITY	Southgate	LOT SIZE SOURCE	GeoWarehouse
COMMUNITY	Southgate	ACREAGE	.50-1.99
FRONTING ON	West	WATERFRONT YES/NO	No
LEGAL DESC.	Pt Lt 22 Con 6 Proton Pt 2 17R2528; Southgate	DIR.S	Southgate Sdrd 15 & Hwy 89
LOT FRONT	203.41	MAIN CROSS STREETS	Southgate Sdrd 15 & Hwy 89

Amounts/Dates

HST APPLICABLE TO SALE PRICE	Not Subject to HST	POSSESSION DATE/TYPE	May 29, 2026 / Flexible
TAXES/YEAR	\$3,836.07 / 2025	HOLDOVER DAYS	90
CONTRACT COMMENCEMENT	April 14, 2026	SELLER NAME	JONKMAN, NATASHA NICOLE & JONKMAN, WILLIAM JONATHON
EXPIRY DATE	June 30, 2026		

Exterior

LINK	No	RETIREMENT COMMUNITY	No
VACANT LAND CONDO	No	SPECIAL DESIGNATION	Unknown
STYLE	Bungalow-Raised	YEAR BUILT	1989
VIEW	Forest	APPROX. SQUARE FOOTAGE	1100-1500
EXTERIOR	Vinyl Siding	ABOVE GRADE FINISHED SQFT	1217
EXTERIOR FEATS.	Privacy, Deck	ABOVE GRADE FINISHED SQFT	MPAC
FOUNDATION DETAIL	Concrete Block	SOURCE	
ROOF	Shingles	PROP. FEATS./AREA INFLUENCES	Part Cleared, River/Stream, Wooded/Treed
GARAGE/TYPE	Yes / Attached	SECURITY FEATS.	Alarm System
GARAGE PARKING SPACES	1	WATER SUPPLY TYPE	Drilled Well
PARKING/DRIVE	Private	SURVEY TYPE	Available
DRIVE PARKING SPACES	10	CABLE	No
TOTAL PARKING SPACES	11	HYDRO	Yes
WATER	Well	SEWERS	No
POOL	None	GAS	No
SEWERS	Septic	MUNICIPAL WATER	No
		TELEPHONE	Available

Interior

# OF ROOMS	7 + 4	FAMILY ROOM/BONUS ROOM	No
# OF BEDROOMS	3 + 1	BASEMENT	Full, Finished
# OF KITCHENS	1	FIREPLACE/STOVE	No
# WASHROOMS/PCS	1 / 2	HEAT SOURCE	Propane
LVL	Ground	HEAT TYPE	Forced Air, Heat Pump
# WASHROOMS/PCS	1 / 5	AIR CONDITIONING	Central Air
LVL	Ground	LAUNDRY LVL	Lower Level
INTERIOR FEATS.	Sump Pump, ERV/HRV, Water Softener, Water Treatment, Primary Bedroom - Main Floor	ELEVATOR/LIFT	No

Rooms/Detail

	ROOM LVL	ROOM TYPE	LENGTH	WIDTH	DESC. 1	DESC. 2	DESC. 3
1	Ground	Foyer	2m	2m	Porcelain Floor	Closet	Combined w/Living
2	Ground	Kitchen	3.7m	2.97m	Laminate	Quartz Counter	Pantry
3	Ground	Living Room	3.68m	5.78m	Laminate	Picture Window	East View
4	Ground	Dining Room	2.7m	3.71m	Laminate	Combined w/Kitchen	W/O To Deck
5	Ground	Mud Room	2.2m	2.7m	Laminate	W/O To Garage	2 Pc Bath
6	Ground	Primary Bedroom	3.24m	3.71m	Laminate	Picture Window	Double Closet
7	Ground	Bedroom 2	3.7m	3.14m	Laminate	Closet	West View
8	Ground	Bedroom 3	2.75m	3.01m	Laminate	Closet	East View
9	Basement	Recreation	6.6m	7.18m	Laminate	Open Concept	Above Grade Window
10	Basement	Bedroom 4	3.96m	3.55m	Laminate	Above Grade Window	Walk-In Closet(s)
11	Basement	Laundry	5.48m	3.52m	Concrete Floor	Above Grade Window	Laundry Sink

Comments

REMARKS FOR CLIENTS

Set on a private 1-acre lot (203 ft x 219 ft) surrounded by mature trees and scenic farmland, this beautifully finished raised bungalow offers space, privacy, and modern comfort-completely move-in ready. Located on a paved road with ample parking for vehicles, trailers, and toys, the home features a 13 ft x 23 ft attached garage with 9-ft ceilings and a functional mudroom off the kitchen with interior garage access, ideal for everyday country living. The exterior has been refreshed with new siding, and the rear deck has been re-faced and with new railings, creating an inviting outdoor space for relaxing or entertaining. Inside, the bright main level showcases new wide-plank flooring throughout and a brand-new kitchen, thoughtfully designed with quartz countertops, under-cabinet lighting, a coffee bar, pantry, and modern finishes. The open-concept kitchen and dining area offers a walkout to the west-facing deck-perfect for enjoying sunset views. The main bathroom features a custom tiled shower and a double-sink vanity, while the bedrooms offer large windows, generous closets, and excellent natural light. A convenient powder room completes the main level. The fully finished lower level adds valuable living space with a spacious family/recreation room, new flooring, a fourth bedroom with walk-in closet, and a laundry/storage area. Comfort and efficiency are prioritized with a Bosch whole-home ducted heat pump system as the primary heating and cooling source, supported by a Keeprite propane furnace as backup, along with 200-amp electrical service and a new exterior generator hookup. Additional features include a drilled well with water treatment system and a sump pump with battery backup. A beautifully maintained, move-in-ready country home offering modern finishes, thoughtful upgrades, and peaceful rural surroundings-an excellent opportunity in Southgate.

INCLUSIONS

Kitchen Aid fridge, stove and dishwasher. Moffat dryer & Kenmore washer. Deck gazebo. Garage fridge and freezer. All window blinds.

EXCLUSIONS

All TV brackets. Window curtains. Wall mount light in foyer hallway

Other

LISTING BROKERAGE	CENTURY 21 HERITAGE GROUP LTD.	DISPLAY ADDRESS ON INTERNET	Yes
SALESPERSON 1	BRIAN LAFAZANOS, Salesperson	DISTRIBUTE TO DDF/IDX	Yes
SALESPERSON 1 PHONE #	647-333-2523	PERMISSION TO CONTACT	No
SALESPERSON 1 EMAIL	brian.lafazanos@century21.ca	BROKER TO ADVERTISE	
		SHOWING REQUIREMENTS	Lockbox, Showing System

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Detailed Feature List

151564 Southgate Sideroad 15, Southgate

Summary:

Set on a private 1-acre lot (203 ft x 219 ft) surrounded by mature trees and scenic farmland, this beautifully finished raised bungalow offers space, privacy, and modern comfort—completely move-in ready. Located on a paved road with ample parking for vehicles, trailers, and toys, the home features a 13 ft x 23 ft attached garage with 9-ft ceilings and a functional mudroom off the kitchen with interior garage access, ideal for everyday country living. The exterior has been refreshed with new siding, and the rear deck has been re-faced and with new railings, creating an inviting outdoor space for relaxing or entertaining. Inside, the bright main level showcases new wide-plank flooring throughout and a brand-new kitchen, thoughtfully designed with quartz countertops, under-cabinet lighting, a coffee bar, pantry, and modern finishes. The open-concept kitchen and dining area offers a walkout to the west-facing deck—perfect for enjoying sunset views. The main bathroom features a custom tiled shower and a double-sink vanity, while the bedrooms offer large windows, generous closets, and excellent natural light. A convenient powder room completes the main level. The fully finished lower level adds valuable living space with a spacious family/recreation room, new flooring, a fourth bedroom with walk-in closet, and a laundry/storage area. Comfort and efficiency are prioritized with a Bosch whole-home ducted heat pump system as the primary heating and cooling source, supported by a Keeprite propane furnace as backup, along with 200-amp electrical service and a new exterior generator hookup. Additional features include a drilled well with water treatment system and a sump pump with battery backup. A beautifully maintained, move-in-ready country home offering modern finishes, thoughtful upgrades, and peaceful rural surroundings—an excellent opportunity in Southgate.

PROPERTY

- 203ft x 219ft lot
- Private one acre lot
- Surrounded by mature trees
- Large driveway lot of parking

HOUSE

- Raised bungalow with finished basement
- ~ 1,217 sqft. Built in 1989.
- Large rear deck
- Attached garage
- Backup generator exterior connection
- Extensively updated and renovated in 2023 -2025

MAIN FLOOR

- Hall linen closet
- **FOYER – 6.56' x 6.56'**
 - Porcelain floor
 - Coat closet
- **KITCHEN – 12.14' x 9.74'**
 - Laminate wide plank floor
 - Fully remodeled in 2024
 - Quartz counter tops
 - Undermount sink
 - Kitchen Aid fridge, stove and dishwasher (2024)
 - Tile backsplash
 - Under cabinet lighting
 - Pantry cupboards
 - Coffee bar area
 - West facing views

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- **DINING AREA – 8.86' x 12.17'**
 - Laminate wide plank floor
 - Combined with kitchen
 - Sliding walkout to rear deck

- **LIVING ROOM – 12.07' x 18.96'**
 - Laminate wide plank floors
 - Pot lights
 - Picture window
 - Combined with Foyer
 - East views
- **MUDROOM**
 - Walk out to garage
 - Closet
 - **TWO PIECE POWDER ROOM**

- **PRINCIPAL BEDROOM – 10.63' x 12.17'**
 - Laminate wide plank floor
 - Sliding barn style closet doors
 - Shiplap ceiling
 - Wall-to-wall closet with built in organizers
 - East views

- **SECOND BEDROOM – 12.14' x 10.3'**
 - Laminate wide plank floor
 - Closet
 - Shiplap ceiling
 - West views

- **THIRD BEDROOM – 9.02' x 9.88'**
 - Laminate wide plank floor
 - Closet
 - Shiplap ceiling
 - East views

- **MAIN BATHROOM**
 - Porcelain floor
 - Five piece
 - Double sink vanity
 - One piece toilet
 - Custom tile tub/shower surround

GARAGE – 13' x 23'

- Single car
- Insulated
- Walk out to rear deck
- 9ft wide x 7ft tall Garage door
- Built in work bench
- ~ 9' high ceilings

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BASEMENT

- **LAUNDRY/ UTILITY - 17.98' x 11.55'**
 - Concrete floor
 - Above grade window
 - Moffat dryer & Kenmore washer
 - Laundry sink
 - Bosch whole home ducted forced air heat pump with backup Keeprite propane two stage furnace (2023)
 - Lifebreath HRV (2023)

- **RECREATION ROOM AREA - 21.65' x 23.56'**
 - Vinyl wide plank floor with subfloor
 - Closet under stairs
 - Pot lights
 - Above grade windows
 - **EQUIPMENT CLOSET**
 - Electrical panel – 200 Amp (2023)
 - 60Amp backup panel
 - Sump pump with battery backup (2023)

- **FOURTH BEDROOM - 12.99' x 11.65'**
 - Vinyl wide plank floor with subfloor
 - Above grade windows
 - Walk in closet
 - Pot lights
 - Suspended ceiling
 - **WELL WATER EQUIPMENT CLOSET**
 - Pressure tank (2023)
 - Water softener and filters (2023)
 - UV Light (2023)

SERVICING

- Propane - Collingwood Fuels – Tank Rental \$170 - \$650 consumption - 2025
- Internet – Rural Net
- Electricity - Hydro One - ~\$3000 - 2025
- Security System – Bell Smart Home - \$30

INCLUSIONS

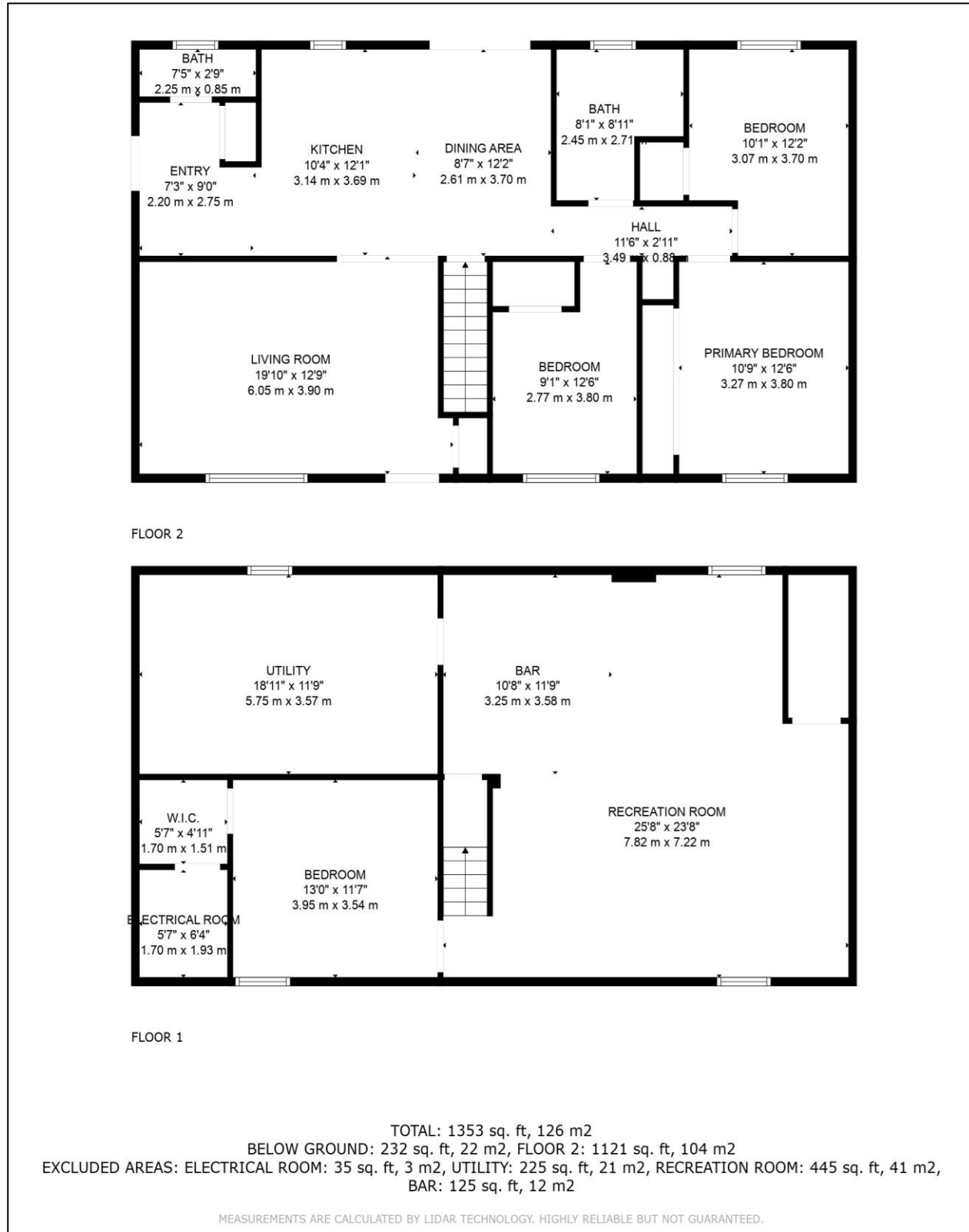
- Kitchen Aid fridge, stove and dishwasher
- Moffat dryer & Kenmore washer
- Deck gazebo
- Garage fridge and freezer
- All window blinds

EXCLUSIONS

- All TV brackets
- Window curtains
- Wall mount light in foyer hallway

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151564 Sideroad 15, Southgate – Floor Plan



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151564 Sideroad 15, Southgate – Aerial



GREY - OWEN SOUND HEALTH UNIT

920-1st Ave. W.
OWEN SOUND, ONTARIO N4K 4K5

Certificate No. WO 293/89
Copy 1 - Owner ✓
Copy 2 - Office ✓
Copy 3 - Building Inspector ✓

CERTIFICATE OF APPROVAL FOR THE INSTALLATION OF A SEWAGE SYSTEM

1. Name of owner
Address
2. Location of Lot: Municipality
Sub Lot Plan Twp. Lot N. Pt. 22 Concession 6
3. Size of lot 200' x 220' 4. Type of building SFD

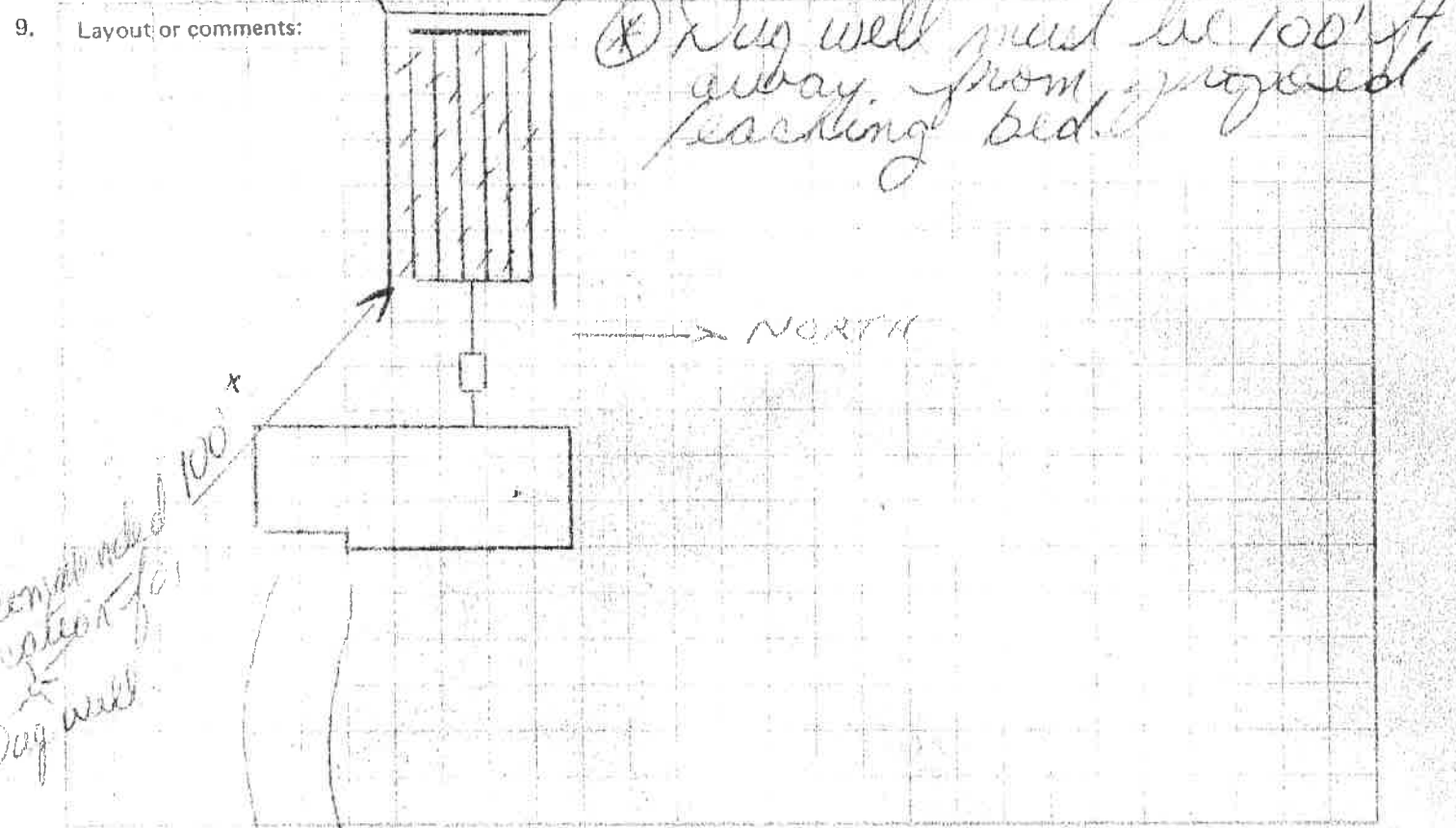
5. Assessment of proposal in application for above property: Satisfactory Changes required - see item No. 9.

6. Septic tank: Retention capacity 3600 litres (800 gallons.)

Tank outlet to be at least 10 cm. (4") above header or distribution box inlet.

7. Length of absorption trench 91 metres (300' feet)

8. Tile bed construction details (absorption trenches - gravity fed)
- (a) Fill an area 11 metres (36 ft.) x 17 metres (56 ft.) with medium sand to a minimum depth of 3 m (10 ft.) on top of existing ground surface. Extend the filled area with perimeter banks having a slope of 2 to 1.
 - (b) Trench the filled area with 6 rows 15 m (50 ft.) in length on 1.6 m (5' 4") centres.
 - (c) Trench detail: Width 0.5M (20"); depth 0.6m (2'), slope 0.3 to 0.5% ft., backfill with 0.15m (6" of clean 19mm (3/4") crushed stone. Lay tile lines from a distribution box or solid header with a slope of 0.3 to 0.5% and join lower ends. Cover tile with 50mm (2") of clean 19mm (3/4") crushed stone. Cover stone, full width and length of the trench, with untreated building paper or equivalent.
 - (d) After final inspection, backfill the trenches and grade the surface slightly to shed precipitation. Apply top soil and seed or sod.



This Class 4 Certificate of Approval is hereby issued for your proposal as amended by requirements in section 9 above, and subject to the following conditions:

- * This certificate is valid for 12 months from date of issue and is not transferable.
- * This certificate does not relieve the owner from his legal obligation to obtain any other applicable development or other permit that may be required by Provincial or Municipal legislation.
- * A permit to use this system is required and will be issued when the work has been inspected and approved before being covered.

Inspected and recommended by [Signature] Date April 24/89
Director

Print only in spaces provided.
Mark correct box with a checkmark, where applicable.

11

2514586

Municipality **25012** Con. **CON** **06**

County or District **GRANT** Township/Borough/City/Town/Village **Proton** Con block tract survey, etc. **CON 6** Lot **22**
Address **RR #1 Dundalk NOC130** Date completed **25 5 01**
day month year

LOG OF OVERBURDEN AND BEDROCK MATERIALS (see instructions)

General colour	Most common material	Other materials	General description	Depth - feet	
				From	To
Brown	silty sand			0	14
Brown	sand silty gravel		wet	14	52
Gray	clay gravel			52	58
Brown	gravel stones clay			58	93
Gray	Limestone		hard	93	118

31
32

41 WATER RECORD

Water found at - feet	Kind of water
102	1 <input checked="" type="checkbox"/> Fresh 2 <input checked="" type="checkbox"/> Salty 3 <input type="checkbox"/> Sulphur 4 <input type="checkbox"/> Minerals 5 <input type="checkbox"/> Gas
113	1 <input checked="" type="checkbox"/> Fresh 2 <input checked="" type="checkbox"/> Salty 3 <input type="checkbox"/> Sulphur 4 <input type="checkbox"/> Minerals 5 <input type="checkbox"/> Gas

51 CASING & OPEN HOLE RECORD

Inside diam inches	Material	Wall thickness inches	Depth - feet	
			From	To
6	1 <input type="checkbox"/> Steel 2 <input type="checkbox"/> Galvanized 3 <input type="checkbox"/> Concrete 4 <input type="checkbox"/> Open hole 5 <input type="checkbox"/> Plastic	1.88	1	95
6	1 <input type="checkbox"/> Steel 2 <input type="checkbox"/> Galvanized 3 <input type="checkbox"/> Concrete 4 <input type="checkbox"/> Open hole 5 <input type="checkbox"/> Plastic		95	118

SCREEN

Sizes of opening (Slot No.)	Diameter inches	Length feet

Material and type _____ Depth at top of screen _____ feet

61 PLUGGING & SEALING RECORD

Depth set at - feet		Material and type (Cement grout, bentonite, etc.)
From	To	
0	50	Benseal

71 PUMPING TEST

Pumping test with Pump Bailor

Pumping rate **40** GPM Duration of pumping **1** Hours **16** Mins

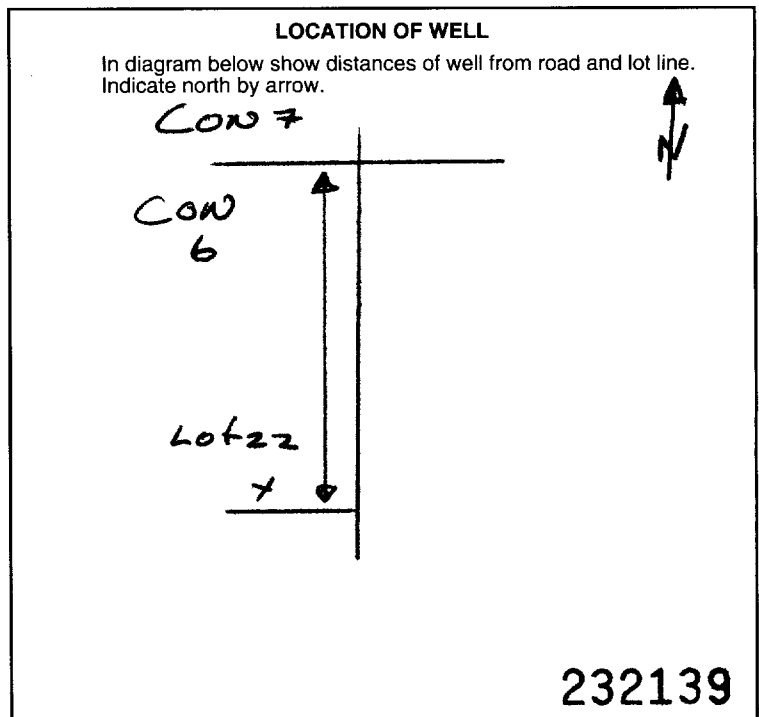
Static level **10** feet Water level end of pumping **11** feet

Water levels during 1 Pumping 2 Recovery

15 minutes **16** feet 30 minutes **11** feet 45 minutes **11** feet 60 minutes **11** feet

If flowing give rate _____ GPM Pump intake set at _____ feet Water at end of test Clear Cloudy

Recommended pump type Shallow Deep Recommended pump setting **50** feet Recommended pump rate **25** GPM



FINAL STATUS OF WELL

Water supply 5 Abandoned, insufficient supply 9 Unfinished
 Observation well 6 Abandoned, poor quality 10 Replacement well
 Test hole 7 Abandoned (Other)
 Recharge well 8 Dewatering

WATER USE

Domestic 5 Commercial 9 Not use
 Stock 6 Municipal 10 Other
 Irrigation 7 Public supply
 Industrial 8 Cooling & air conditioning

METHOD OF CONSTRUCTION

Cable tool 5 Air percussion 9 Driving
 Rotary (conventional) 6 Boring 10 Digging
 Rotary (reverse) 7 Diamond 11 Other
 Rotary (air) 8 Jetting

Name of Well Contractor **Highland Water Wells** Well Contractor's Licence No. **2576**
Address **Box 141 Durham NO6120**
Name of Well Technician **ERICH WILSON** Well Technician's Licence No. **70113**
Signature of Technician/Contractor _____ Submission date **25** mo **5** yr **01**

MINISTRY USE ONLY

Data source **2576** Contractor **2576** Date received **MAY 31 2001**
Date of inspection _____ Inspector _____
Remarks _____

CSS.ES1

WORK ORDER

FORM No. 2



Georgian Water and Air
1-866-840-2789

Info@GWA Barrie.ca

761 Bayview Dr, Unit B
Barrie ON L4N 9A5
Tel: 705-812-0320
Fax: 705-812-8228
info@georgianwaterandair.ca

WORK ORDER #: _____

DATE: May 9 2023

Sold to: Name: Bill Junkman

Address: 151564 Southgate Sld 15 City: Con Postal Code: _____

Email: Bill.junkman96@gmail.com Phone: _____

Secondary Phone: _____ Email _____

SALES / SERVICE TECH	SERVICED / INSTALLED BY	PAYMENT TERMS
<u>Will</u>		Financed <input type="checkbox"/> Credit Card <input type="checkbox"/> Cash <input type="checkbox"/> Cheque <input type="checkbox"/>

ORDERED	INSTALLED	DESCRIPTION	UNIT PRICE	TOTAL
<u>1</u>	<u>1</u>	<u>Country soft</u>		<u>2300</u>
<u>1</u>	<u>1</u>	<u>Sim</u>		<u>2300</u>
<u>1</u>	<u>1</u>	<u>Big blue</u>		<u>250</u>
ALL MATERIAL REMAINS PROPERTY OF GEORGIAN WATER UNTIL PAID			TOTAL MATERIAL	<u>/</u>
Special Arrangements:			INSTALL SERVICE & LABOUR	<u>/</u>
			SUB TOTAL	<u>4850</u>
			HST 764489076RT0001 HST	<u>630.50</u>
			TOTAL	<u>5480.50</u>
			DOWN PAYMENT	<u>5480.50</u>
Customer Initial _____			BALANCE DUE	<u>Ø</u>

As seen in:

FLAVOUR



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