

Listing X12890864 Preview



151564 Southgate 15 Side Road
 Southgate, ON N0G 1N0
 Residential Freehold - Detached
 For Sale - \$765,000 - 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 28, 2026 / Flexible
TAXES/YEAR	\$3,836.07 / 2025	HOLDOVER DAYS	90
CONTRACT COMMENCEMENT	March 17, 2026	SELLER NAME	JONKMAN, NATASHA NICOLE & JONKMAN, WILLIAM JONATHON
EXPIRY DATE	May 31, 2026		

Exterior

LINK	No	SPECIAL DESIGNATION	Unknown
VACANT LAND CONDO	No	YEAR BUILT	1989
STYLE	Bungalow-Raised	YEAR BUILT SOURCE	MPAC
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
RETIREMENT COMMUNITY	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	2	2	Porcelain Floor	Closet	Combined w/Living
2	Ground	Kitchen	3.7	2.97	Laminate	Quartz Counter	Pantry
3	Ground	Living Room	3.68	5.78	Laminate	Picture Window	East View
4	Ground	Dining Room	2.7	3.71	Laminate	Combined w/Kitchen	W/O To Deck
5	Ground	Mud Room	2.2	2.7	Laminate	W/O To Garage	2 Pc Bath
6	Ground	Primary Bedroom	3.24	3.71	Laminate	Picture Window	Double Closet
7	Ground	Bedroom 2	3.7	3.14	Laminate	Closet	West View
8	Ground	Bedroom 3	2.75	3.01	Laminate	Closet	East View
9	Basement	Recreation	6.6	7.18	Laminate	Open Concept	Above Grade Window
10	Basement	Bedroom 4	3.96	3.55	Laminate	Above Grade Window	Walk-In Closet(s)
11	Basement	Laundry	5.48	3.52	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

REALTOR ONLY REMARKS

Please attach Schedule B to all offers.

Other

LISTING BROKERAGE	CENTURY 21 HERITAGE GROUP LTD.	DISPLAY ADDRESS ON INTERNET	Yes
		DISTRIBUTE TO DDF/IDX	Yes