

Brian Lafazanos – Sales Rep
brian.lafazanos@c21.ca
C: 647-333-2523
www.brianlaf.com

Detailed Feature List

4343 Train Street, New Tecumseth

Summary:

Nestled on a rare ~1.4-acre parcel along the scenic Nottawasaga River, this one-of-a-kind property offers the perfect blend of natural beauty and architectural charm. With ~145ft of private river frontage, the lot spans ~147ft x 290ft and features a unique two-tier layout—an upper level with the home and a wide-open lower area by the river, perfect for outdoor living, entertaining, or simply soaking in the peaceful surroundings. The contemporary-style home is thoughtfully designed with soaring sloped ceilings and an airy, open feel throughout. It offers 2 bedrooms and a spacious main bath with a semi-ensuite to the primary bedroom, plus a jet tub and separate glass-enclosed shower. Both bedrooms feature high ceilings, with the primary offering dual closets. The heart of the home is the inviting kitchen with oak cabinets, tile countertops, a breakfast bar, and cozy breakfast nook—plus a walkout to the backyard. The large living room boasts floor-to-ceiling windows, a walkout to a 19' x 9' rear patio, and an option for a wood stove, creating a warm and welcoming space year-round. A separate dining area and convenient main floor laundry add to the comfort and functionality. This is a rare opportunity to own a riverside retreat with space, character, and endless potential.

PROPERTY

- 147 ft x 290 ft lot
- ~1.4 Acres
- ~145 ft Nottawasaga River frontage
- Two-tier property with upper road section plus lower river section
- Large, paved driveway lot of parking and storage
- Chicken coop
- Steps down to the river
- 2nd road entrance by river

HOUSE

- Contemporary architecture with cathedral ceilings
- ~1,331 sqft. Bungalow with crawlspace
- 19ft x 9ft rear patio
- Furnace – Goodman 2021, Siding – 2015, Windows – 2014, Shingles – 2008

MAIN FLOOR

- **FOYER – 7.97' x 7.12'**
 - Laminate and tile floor
 - Closet
- **KITCHEN – 10.96' x 12.3'**
 - Porcelain floor
 - Breakfast nook
 - Oak cabinets with glass display wall cabinets
 - Tile backsplash
 - Tile counters
 - Two sinks (1x2, 1x1 basin)
 - Walk out to rear yard
 - Cathedral ceiling
 - Breakfast bar seating
 - Frigidaire refrigerator, stove and dishwasher. Stove belongs to Tenant
 - Built in Panasonic microwave

Brian Lafazanos – Sales Rep
brian.lafazanos@c21.ca
C: 647-333-2523
www.brianlaf.com

- **DINING AREA – 10.7' x 10.4'**
 - Porcelain floor
 - West view
 - Cathedral ceiling
- **LIVING ROOM – 21.39' x 11.48'**
 - Laminate floor
 - Sliding walk out to rear patio
 - Cathedral ceilings; 18ft at height, 11ft at low side
 - Ceiling fan
 - Wall to wall, floor to ceiling window
 - Wood stove pipe rough-in (no woodstove)
- **PRINCIPAL BEDROOM – 18.31' x 11.65'**
 - Laminate Floor
 - Two closets
 - Cathedral ceilings
 - **Semi- Ensuite bathroom to main bath**
- **SECOND BEDROOM – 9.81' x 13.98'**
 - Laminate floor
 - Cathedral ceilings
 - Ceiling fan
 - No closet
- **MAIN BATHROOM**
 - Tile floor
 - Shower with glass door and tile surround
 - Soaker tub “as is”
 - **Semi ensuite with primary bedroom**
- **LAUNDRY ROOM – 7.12' x 4.76'**
 - Laminate floor
 - Frigidaire washer and dryer
 - Laundry sink
 - Built-in cabinets

BASEMENT

- **UTILITY - 10.4' x 11.19'**
 - Concrete floor
 - Unfinished
 - Propane water heater
 - Water softener “as is”
 - Sump pump
 - 200 amp electrical breaker panel

Brian Lafazanos – Sales Rep
brian.lafazanos@c21.ca
C: 647-333-2523
www.brianlaf.com

- **CRAWL SPACE -**
 - Concrete floor
 - Goodman Propane furnace - 2021
 - Block wall
 - Sump pump
 - Sewage ejector
 - 3' 11" height

SERVICING

- Propane – Superior Propane
- Internet –
- Electricity – Alectra
- Drilled well water
- Septic system

INCLUSIONS

- Frigidaire washer and dryer. Frigidaire refrigerator, stove and dishwasher. Stove belongs to Tenant
- Light fixtures

EXCLUSIONS

- Tenants belongings. Outside sea container