

WELCOME TO
3081 HOGBACK ROAD,
NEW LOWELL



<http://www.3081Hogback.com/>

PRESENTED BY
TINA LOUISE MCCARTY
SALES REPRESENTATIVE

CENTURY 21
Heritage Group Ltd.
BROKERAGE











This spacious and inviting duplex offers an incredible opportunity to own a charming, versatile home on a beautiful 2.74-acre corner lot. A large family home designed for both comfort and function, it features an expansive kitchen perfect for everyday living and entertaining, as well as main floor laundry for added convenience.

The layout includes generously sized principal rooms, a cozy family room with a fireplace, a dedicated office ideal for the entrepreneur or remote worker, and formal living and dining rooms that provide elegant spaces for gatherings. With three well-proportioned bedrooms, there's plenty of room for families of all sizes. Natural light fills every corner of the home, enhanced by multiple walkouts and a thoughtfully designed floor plan perfect for relaxation or entertaining. The main level boasts sleek engineered hardwood flooring, and modern updates such as a hot water heater (2017), reshingled roof (2015), ultraviolet light (2022), well pump (2023), two furnaces (2011 and 2012), and central air (2023) offer both comfort and peace of mind.

Set against the backdrop of stunning views and abundant outdoor space, this home is ideally situated on a picturesque lot with dual road frontages, offering both privacy and accessibility. Located in the peaceful community of New Lowell, it provides easy access to Barrie, Wasaga Beach, Creemore, Alliston, and Angus—making it a perfect choice for commuters who desire a rural retreat with close proximity to urban conveniences.

Adding tremendous value, the property also includes a fully separate and legal two-bedroom apartment—an amazing opportunity to offset mortgage costs, accommodate extended family, or adapt to growing household needs. With 4,664 finished square feet and a solid 36-year history, this affordable and impressive property offers space, style, and income potential—all in a tranquil country setting.







Go to <http://www.3081Hogback.com/> for more information.



Tina Louise McCarty

Sales Representative

Direct: 416-885-1445

Office: 416-738-0669

tina.mccarty@century21.ca

CENTURY 21

Heritage Group Ltd.

BROKERAGE

35 Victoria St E , Alliston, L9R 1T3

*Independently Owned And Operated. ® ™, trademarks of Century 21 Real Estate LLC, used under license. Not intended to solicit buyers or sellers currently under contract.