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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
- Internet – Rural Net
- Electricity - Hydro One
- 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