



715 ARVIN AVENUE STONE CREEK



DREW WOOLCOTT
Broker

JAYNE WOOLCOTT
Sales Representative

RE/MAX ESCARPMENT
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Welcome to 715 Arvin Avenue

Unique property with M2 zoning. 67ft x 225ft lot. Whether you decide to live in this home and run your business out of the workshops, OR rent the home out for extra income - there is so much potential for this property!! This charming 1 1/2 storey home features 3 bedrooms, 1 bathroom, a spacious living room, eat-in kitchen and a sunroom with walkout to back deck. The partially finished basement features a rec room, laundry room, utility room and storage. 2 large workshops 1 workshop 53ft x 20ft (with hydro, heated, concrete floors, garage doors on front and back), second workshop 14ft x 42ft (with hydro, gravel flooring), side shed for storage 9ft x 14ft. Fully fenced backyard with gate off driveway that opens up to allow for vehicles to drive through to back yard, large covered front porch, parking for 8+ cars. Buyer to verify zoning and permitted uses. Updates include; roof resingled (garage and shed 2021, house resingled 2022), Siding (2020), mostly updated windows (2019), garage rebuilt (2005), weepers (2001), back deck (2022) Close to shopping, schools, and just minutes to highway access.

 949 Square Feet
  \$3,097.05/2021
  3
  1



Room Measurements

MAIN	
Foyer	5'9" x 3.8"
Kitchen	12'9" x 9'3"
Living Room	15'8" x 11'5"
Bathroom	4 Piece
Sun Room	17'4" x 7'4"
Bedroom	10'9" x 11'11"
UPPER	
Bedroom	10'7" x 10'7"
Bedroom	11'7" x 10'7"
BASEMENT	
Rec Room	12'8" x 21'9"
Laundry Room	11'3" x 11'8"
Utility Room	10'9" x 10'11"