



179 Decou Road, Simcoe



Welcome to your tranquil retreat on the edge of town! This beautiful 3-bedroom home invites you to indulge in the serene beauty of its surroundings. Nestled on a sprawling 3-acre lot, this property beckons you to explore the wonders of nature right in your backyard. Whether you're an avid hiker or simply enjoy a leisurely stroll, this property promises endless opportunities for outdoor adventures with trails, as well as access to the Lynn Valley Trail just steps away. But the allure doesn't end there. Picture yourself lounging by the sparkling in-ground pool, measuring an impressive 32 x 18 feet. Whether you're hosting lively poolside gatherings or unwinding after a long day, this oasis of relaxation is sure to become a favourite spot. Stepping inside the home, you will be greeted by an open concept floor plan upstairs with new flooring throughout; a bright and spacious living room with large windows offering a view of the property; spacious dining room and a completely renovated kitchen boasting plenty of cabinet space, new appliances (2022) and quartz countertops. Upstairs features 3 spacious bedrooms and the primary bedroom has a 2 piece ensuite. There is also a screened in porch off the kitchen and it's the perfect spot to enjoy your morning coffee or relax with a book while enjoying your surroundings. The lower level has new flooring and offers additional living space with a 2 pc bathroom (rough in is there for a shower), as well as a family room with large windows, and a laundry area/utility room. Finishing off the property is an oversized 2 car garage that is fully insulated and is a hobbyists dream with plenty of space. With its prime location on the edge of town, this property offers the perfect balance of tranquility and convenience. Enjoy the peace and privacy of country living, all while being just minutes away from schools, shops, and other amenities. Don't miss your chance to make this dream retreat your own! Asking \$999,900 MLS®

Bedrooms:	3	Bathrooms:	1+2
Water Source:	Dug Well	Sewer:	Septic
Heat Source:	Heat Pump - Electric	Taxes:	\$4,852.09/2023
Sq. Ft.:	1,576 sq.ft	Lot Size:	3.06 Acres



Erie's Edge
Real Estate Ltd., Brokerage

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