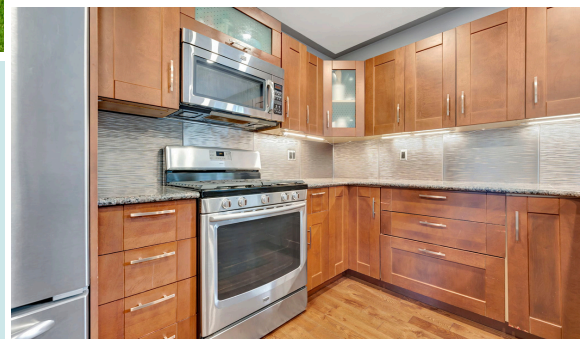




48 George Street, Langton



Welcome home to this move-in ready, 3 bedroom, 2 bathroom brick bungalow located in the quaint village of Langton. Situated on a 66' x 165' lot featuring a large, two tiered deck with pergola, beautiful firepit area for enjoying cool nights and entertaining friends and family, as well as two sheds, one with hydro. Main floor features spacious kitchen with plenty of cupboard space and pot and pan drawers, dining room with patio doors to back deck, living room with large window offering plenty of natural light, 4-piece bathroom and 3 bedrooms (one currently used as an office), all with hardwood flooring and ceramic tile (bathroom). The partially finished basement is the ideal entertainment space featuring a bar area with seating for 4 and plenty of space for a games room or entertainment centre. Also offers a 3-piece bathroom, office/gym space and plenty of storage. Recent updates include: New furnace in 2024, new AC in 2022, two front bedroom windows in 2023 and all new pot lights in kitchen, dining room, living room and hallway in 2024. Central location with quick access (20 minutes) to Simcoe, Tillsonburg and the sandy beaches of Long Point. Asking \$575,000 MLS®

Bedrooms:	3	Bathrooms:	2
Water Source:	Sandpoint Well	Sewer:	Septic
Heat Source:	Forced Air - Gas	Taxes:	\$2,752.36/2023
Sq. Ft.:	1,636 sq.ft	Lot Size:	66' x 165'



519.586.7922 | 519.426.2072

www.EriesEdge.com

[f @EriesEdge](https://www.facebook.com/EriesEdge) [i @EriesEdge](https://www.instagram.com/EriesEdge) [t @EriesEdge](https://www.twitter.com/EriesEdge)

Ray Ferris
 BROKER OF RECORD
 519.428.5068
Ray@EriesEdge.com

Amie Ferris
 REALTOR® BROKER
 519.420.7950
Amie@EriesEdge.com

Rachel Larose
 REALTOR®
 226.922.0604
Rachel@EriesEdge.com

Bailey Martin
 REALTOR®
 226.567.3872
Bailey@EriesEdge.com



48 George Street, Langton



Erie's Edge
Real Estate Ltd., Brokerage

519.586.7922 | 519.426.2072

www.EriesEdge.com

[f @EriesEdge](https://www.facebook.com/EriesEdge) [i @EriesEdge](https://www.instagram.com/EriesEdge) [t @EriesEdge](https://twitter.com/EriesEdge)

Ray Ferris

BROKER OF RECORD

519.428.5068

Ray@EriesEdge.com

Amie Ferris

REALTOR® BROKER

519.420.7950

Amie@EriesEdge.com

Rachel Larose

REALTOR®

226.922.0604

Rachel@EriesEdge.com

Bailey Martin

REALTOR®

226.567.3872

Bailey@EriesEdge.com