



Artur Palej
 arturpalej@royallepage.ca
 905-648-4451
 www.buyleasesell.ca

3088 HALDIMAND RD 9, York, Ontario, N0A 1R0

Listing

3088 HALDIMAND RD 9, York, Ontario, N0A 1R0
Expired / Residential

Listing ID: 40736682
Price: \$969,000.00



Haldimand/Seneca/064 - Seneca Bungalow/House

	Beds	Baths	Kitch
Main	3	3	1

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **3 (2 + 1)**
 Dens: **0**
 SF Fin Total: **2,787**
 AG Fin SF Range: **2001 to 3000**
 AG Fin SF: **2,787/Other**
 DOM: **301**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$6,900.45/2024**

Remarks/Directions

Public Remarks: **Charming Country Bungalow with Stunning Features 'Welcome to this beautiful 3-bedroom country bungalow. Highlights include: Spacious primary suite with a ensuite bathroom, a walk-in closet, and private walk-out to the backyard complete with a hot tub room. sun room ideal for morning coffee or quiet reading time. Formal dining room and a bright eat-in kitchen with plenty of space to entertain. Enjoy the outdoors on your own private pond. 10-car driveway for guests and ample parking. Durable metal roof for long-lasting protection and easy maintenance. This property is perfect for anyone seeking a serene, nature-inspired lifestyle With plenty of space for family and friends. Come discover the possibilities with this property.**

Directions: **Located on Haldimand Rd 9, between Hwy 56 and Turnbull Rd.**

Exterior

Exterior Feat: Porch, Private Pond, Year Round Living	Foundation: Concrete	Roof: Metal
Construct. Material: Solid Brick, Stone		Prop Attached: Detached
Shingles Replaced: //		Apx Age: 31-50 Years
Year/Desc/Source: //		Rd Acc Fee: Winterized: Fully Winterized
Property Access: Public Road, Year Round Road		Garage Spaces: 2.0
Other Structures: Gazebo, Other		Sewer: Septic
Garage & Parking: Attached Garage//Front Yard Parking, RV / Truck Parking/Asphalt Driveway	Water Tmnt: Water Softener, Water System	Acres Rent: Rectangular
Parking Spaces: 12	Acres Range: 0.50-1.99	Lot Shape: Rectangular
Services: Cell Service, Electricity, High Speed Internet, Natural Gas	Lot Depth (Ft): 401.00	Land Lse Fee:
Water Source: Well	Lot Irregularities:	Fronting On: South
Lot Size Area/Units: 1.060/Acres		Exposure: North
Lot Front (Ft): 115.00		
Location: Rural		
Area Influences: Greenbelt/Conservation, Highway Access, Other		
Topography:		
Restrictions:		
School District: Grand Erie District School Board		

Interior

Interior Feat: Auto Garage Door Remote(s), Ceiling Fans, Central Vacuum, In-law Capability, Sump Pump, Water Heater Owned, Water Softener, Water Treatment, Other

Security Feat: **Alarm System, Carbon Monoxide Detector(s), Security System, Smoke Detector(s)**

Basement: Full Basement **Basement Fin:** Unfinished

Basement Feat: Separate Entrance

Laundry Feat: Gas Dryer Hookup, In Hall, Main Level

Cooling: Central Air

Heating: Forced Air, Gas

Fireplace: 1/Wood **FP Stove Op:** Yes

Under Contract: None

Lease to Own: None

Inclusions: Carbon Monoxide Detector, Central Vac, Dishwasher, Dryer, Garage Door Opener, Hot Tub, Hot Water Tank Owned, Refrigerator, Smoke Detector, Stove, Negotiable

Furnace Age: 8+ **Tank Age:** 8+ **UFFI:** No

Property Information

Common Elem Fee: **No**

Local Improvements Fee:

Legal Desc: **PT E PT OF N1/2 OF LT 10 CON 3 SE STONEY CREEK RD SENECA PT 1 18R316; EXCEPT PT 1 18R1290; HALDIMAND COUNTY**
 Zoning: **H A2**
 Assess Val/Year: **\$528,000/2016**
 PIN: **381460020**
 ROLL: **281015200113890**
 Possession/Date: **Flexible/**

Survey: **None/**
 Hold Over Days: **30**
 PIN 2:
 Occupant Type: **Owner**
 Deposit: **25000**

Brokerage Information

List Date: **06/03/2025**
 List Brokerage: [Royal LePage State Realty](#)

Source Board: Cornerstone Association of REALTORS®
 Prepared By: Artur Palej, Salesperson
 Date Prepared: 05/23/2026

Information deemed reliable but not guaranteed. CoreLogic Matrix
 POWERED by itsorealestate.ca. All rights reserved.

Rooms

Listing ID: 40736682

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Family Room	Main	14' 0" X 17' 0"	4.27 X 5.18	Carpet Free, Fireplace
Sitting Room	Main	13' 0" X 16' 0"	3.96 X 4.88	Carpet Free
Dining Room	Main	10' 11" X 14' 0"	3.33 X 4.27	Carpet Free
Kitchen/Dining Room	Main	23' 0" X 14' 0"	7.01 X 4.27	Carpet Free, Skylight, Walkout to Balcony/Deck
Laundry	Main			Carpet Free
Bathroom	Main			2-Piece
Bedroom	Main	14' 0" X 11' 0"	4.27 X 3.35	Carpet Free
Bedroom	Main	11' 0" X 14' 0"	3.35 X 4.27	Carpet Free
Bathroom	Main			4-Piece, Carpet Free
Bedroom Primary	Main	13' 0" X 18' 10"	3.96 X 5.74	Carpet Free, Ensuite, Walk-in Closet, Walkout to Balcony/Deck
Primary Ensuite Bathroom	Main			3-Piece, Ensuite
Other	Main			Skylight

Desc: **Primary bedroom hot tub room**

Photos

Listing ID: 40736682



Front of Structure



Back of Structure



Back of Structure



Front of Structure



Front of Structure



Front of Structure



Yard



Yard



Front of Structure



Yard



Yard



Yard



Yard



Yard



View



Kitchen



Kitchen



Virtually Staged



Sun Room



Virtually Staged



Living Room



Living Room



Virtually Staged



Dining Area



Dining Area



Virtually Staged



Entry



Other



Virtually Staged

Dining Area



Bedroom

Bedroom



Bedroom



Bedroom



Primary Bedroom



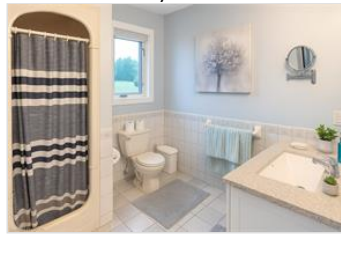
Primary Bedroom



Primary Bedroom



Virtually Staged



Virtually Staged



Virtually Staged



Bathroom



Other



Laundry



Basement

Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.