



# 818 WALSH Street, Kincardine, Ontario N2Z 1P4

Client Full  
**Active / Residential**

**818 WALSH St Kincardine**

Listing ID: **40673738**  
 Price: **\$494,000**



## Bruce County/Kincardine/Kincardine

### Sidesplit/House

	Beds	Baths	Kitch
Basement	1	1	
Main			1
Second	3	1	

Beds (AG+BG): **4 (3 + 1)**  
 Baths (F+H): **2 (2 + 0)**  
 SF Fin Total: **1,452**  
 AG Fin SF Range: **501 to 1000**  
 AG Fin SF: **961/Other**  
 BG Fin SF: **491/Other**  
 DOM: **16**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$2,894.00/2024**

Next OH: **Public: Sat Nov 23, 1:00PM-3:00PM**

### Remarks/Directions

Public Rmks: **This inviting 3 + 1 bedroom home is the perfect place to start your homeownership journey. Ideally located near schools, shopping, and the local recreation center, this property offers both convenience and comfort for a growing family or someone looking to downsize. Enjoy year-round comfort with a new heat pump system featuring 3 heads (one on each level) that efficiently heats and cools the home. A newer roof ensures peace of mind, while the brand-new soffits, fascia, and eaves (2024) provide added durability and curb appeal. With a functional and practical floor plan, this home is ready to move into with little to no work needed. Located just minutes from essential amenities, this home offers both practicality and value—whether you're starting out or downsizing, it's the perfect place to call home. Call your REALTOR® to book a private showing today!**

Directions: **818 Walsh Street**

Exterior			
<b>Construct. Material:</b>	Aluminum Siding, Solid Brick	<b>Roof:</b>	Asphalt Shingle
<b>Shingles Replaced:</b>		<b>Prop Attached:</b>	Detached
<b>Year/Desc/Source:</b>	1976//Other	<b>Apx Age:</b>	31-50 Years
<b>Garage &amp; Parking:</b>	Private Drive Single Wide	<b>Garage Spaces:</b>	
<b>Parking Spaces:</b>	2	<b>Driveway Spaces:</b>	2.0
<b>Water Source:</b>	Municipal-Metered	<b>Water Tmnt:</b>	
<b>Lot Size Area/Units:</b>	0.160/Acres	<b>Acres Range:</b>	< 0.5
<b>Lot Front (Ft):</b>	73.19	<b>Lot Depth (Ft):</b>	
<b>Location:</b>	Rural	<b>Lot Irregularities:</b>	
<b>Area Influences:</b>	Beach, Business Centre, Campground, Dog Park, Downtown, Golf, Hospital, Library, Marina, Place of Worship, Playg Nearby, Rec./Community Centre, School Bus Route, Schools, Shopping Nearby, Trails		
<b>Topography:</b>		<b>Land Lse Fee:</b>	
<b>School District:</b>	Bluewater District School Board, Bruce-Grey Catholic District School Board		
<b>High School:</b>	KDSS or SHHS		
<b>Elementary School:</b>	KTPPS, Elgin Market, Huron Heights, St. Anthonys		
<b>Fronting On:</b>		<b>Fronting On:</b>	West

Interior			
<b>Interior Feat:</b>	<b>None</b>		
<b>Basement:</b>	<b>Full Basement</b>	<b>Basement Fin:</b>	<b>Fully Finished</b>
<b>Cooling:</b>	<b>Ductless</b>		
<b>Heating:</b>	<b>Heat Pump</b>		
<b>Inclusions:</b>	<b>Dishwasher, Dryer, Refrigerator, Smoke Detector, Stove, Washer</b>		

Property Information			
<b>Common Elem Fee:</b>	<b>No</b>	<b>Local Improvements Fee:</b>	
<b>Legal Desc:</b>	<b>PCL 44-1 SEC M33; LT 44 PL M33; KINCARDINE</b>		
<b>Zoning:</b>	<b>R1</b>	<b>Survey:</b>	<b>Unknown/</b>
<b>Assess Val/Year:</b>	<b>\$189,000/2024</b>	<b>Hold Over Days:</b>	
<b>PIN:</b>	<b>333090179</b>	<b>PIN 2:</b>	
<b>ROLL:</b>	<b>410822000218605</b>	<b>Occupant Type:</b>	<b>Owner</b>
<b>Builder Name:</b>		<b>Building Name:</b>	
<b>Possession/Date:</b>	<b>Immediate/</b>	<b>Deposit:</b>	<b>1000</b>

### Brokerage Information

List Date: **11/05/2024**  
 List Brokerage: **ROYAL LEPAGE EXCHANGE REALTY CO. Brokerage (KIN)**

Source Board: OnePoint - Grey Bruce Owen Sound  
 Prepared By: HOLLY AGNEW, Salesperson  
 Date Prepared: 11/21/2024

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Living Room	Main	10' 7" X 15' 3"	3.23 X 4.65	
Kitchen	Main	10' 7" X 14' 4"	3.23 X 4.37	
Bedroom Primary	Second	11' 4" X 11' 7"	3.45 X 3.53	
Bedroom	Second	9' 0" X 10' 5"	2.74 X 3.17	
Bedroom	Second	11' 0" X 8' 0"	3.35 X 2.44	
Bathroom	Second			4-Piece
Recreation Room	Basement	10' 5" X 18' 6"	3.17 X 5.64	
Bathroom	Basement			4-Piece
Bedroom	Basement	10' 7" X 10' 4"	3.23 X 3.15	

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Back of Structure



Entryway



Main Floor Living Room



Main Floor Living Room



Kitchen



Kitchen



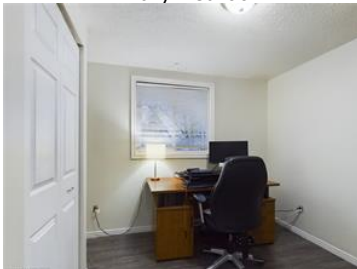
Primary Bedroom



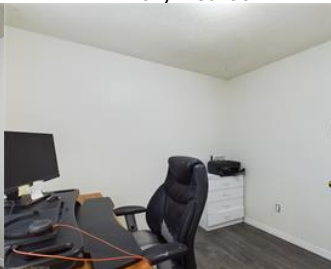
Primary Bedroom



2nd Bedroom



3rd Bedroom/Office



3rd Bedroom/Office



3rd Bedroom/Office



Second Floor Bathroom - 4 Piece



Lower Level Rec Room



Lower Level Bathroom/Laundry Room



Lower Level Bedroom



Lower Level Bathroom/Laundry Room



Lower Level Rec Room



Deck



Deck



Back of Structure

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