



Gordon's Downsizing & Estate Services is committed to providing you with comprehensive information on each property we offer for sale. Our staff is readily available to assist you with any questions you may have regarding the property.

Gordon's Downsizing & Estate Services provides professional real estate and downsizing solutions. We take on the task of selling our client's home and handling every last detail of their move – including moving them in and getting them settled in their new home.

Our team of real estate experts ensures our clients get top market value for their property, quickly and efficiently. Downsizing specialists take great care managing the tasks of cleaning, sorting, appraising, packing, shipping, moving and managing the sale of our client's extra assets.

Our clients move on with confidence, knowing that all the details of this important transition are taken care of smoothly, and with unconditional care.

For overwhelmed Executors of family estates, Gordon's Downsizing & Estate Services offers a complete estate settlement solution.

Please call, or visit us online at www.gogordons.com to learn more about this valuable service.

Thank you for your interest in this property.

Property Information

Welcome to 4947 Concession 2 Sunnidale Road in New Lowell.

Located in a quiet, family-friendly rural neighborhood, this charming, raised bungalow offers the perfect balance of peaceful country living and convenient access to shopping, amenities, and the nearby city of Barrie.

Set on a private, mature lot, the home features an attached double-car garage and a spacious rear deck, ideal for relaxing or entertaining.

A split main entrance provides the flexibility for a potential in-law suite or second unit in the finished basement.

The main floor boasts a bright and airy living room with a bay window, an open-concept dining area that walks out to the private deck, and a well-appointed kitchen.

Three comfortable bedrooms and a four-piece bathroom complete the upper level.

Downstairs, the finished basement offers an additional bedroom, an expansive family room warmed by a pellet stove, a dedicated workshop, and a laundry/utility room.

Whether you're looking for a spacious family home or a multi-generational living opportunity, this inviting property is a fantastic option in a desirable rural setting.

Property Details

ADDRESS: 4947 Concession 2 Sunnidale Rd, New Lowell, Ontario, L0M 1N0

TYPE: Single Family Residential

LEGAL DESCRIPTION: PT N1/2 LT 25 CON 2 WSR
SUNNIDALE PTS 2 & 4 51R22902; CLEARVIEW

SQ. FT:	1116 above grade, 1078 below grade (MPAC)
BEDROOMS:	4; 3 on main level, 1 on basement level.
BATHS:	1; 4 piece on main level.
LAUNDRY:	Laundry room in basement.
BASEMENT:	Full, fully finished. Rec room, office, bedroom, workshop room, utility.
AGE:	33 years (1992)
ELECTRICAL:	200-amp breakers panel
ROOF:	Metal.
FOUNDATION:	Concrete.
FLOORS:	Carpet, vinyl, concrete.
CEILINGS:	Drywall, stucco.
WINDOWS:	Vinyl.
EXTERIOR:	Brick, vinyl siding.
INTERIOR:	Drywall
PARKING:	Private, double driveway.
GARAGE:	Double wide, attached garage with exterior entry.
LOT SIZE:	112.33' X 200.15' (MPAC).
ZONING:	RS

TAXES:	\$3,865.00 (2024) (MPAC).
ROLL #:	432904000119900
PIN #:	582000124
HIGH SPEED INTERNET:	Available.
HEATING:	Forced air propane furnace.
FIREPLACE:	Propane fireplace in basement.
COOLING:	Central A/C
RENTALS:	Propane tank (Collingwood propane).
WATER:	Private well.
WASTE:	Private septic.
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Mature lot, rural, private, tree lined, landscaped, private deck.
INCLUSIONS:	Fridge, stove, washer, dryer, Propane fireplace. (as is condition).
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	\$20,000.
SUGGESTED CLOSING:	Immediate.

Visit Website:

- Full Home Inspection Report
- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour