

Austin & Austin

Realty Brokerage

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\$165,000

**478 Hwy 105
Vermilion Bay/Machin**

151' x 189'

This affordable 612 sq.ft. bungalow is located minutes from Vermilion Bay on Hwy 105. Offering open concept kitchen, dining/living room. 2 bedrooms and upgraded four piece bath. Full unfinished basement ready for your development. F/A Propane Furnace and Hot water tank June 2025. Low maintenance vinyl siding exterior. Quick Possession!
Listing Sales Representative: Brenda De Smit R-1526

Updated Kitchen



Open concept Floor Plan



Updated 4pc Bath



Bedroom



Shingles & Vinyl Siding replaced in 2016



Rear of Home, rental propane tank



New Furnace in 2025 F/A Propane



Upgraded 200 amp Panel



Ready to finish as you wish



List Price: \$165,000 **Address:** 478 Hwy 105
File Number: R-1526 **Zoning:** Residential
Legal: PCL 25367, SEC DKF; PT S ½ LT 3, CON 6 LANGTON PT1 KR972; Machin
Lot Size: 151.63 x 189.29' **Taxes:** \$600.00 (2025)
House Size: 612 sq.ft. **MPAC Assessment:** \$51,000
Estimated Age: 1965 **Style:** Bungalow
Exterior Finish: Vinyl siding (2016) **Roof Cover/Age:** Shingles (2016)
Driveway: Gravel **Window Style:** Vinyl slider
Foundation: Concrete Block **Basement Size:** Full
Basement Finish: unfinished
Heat/Cost: F/A Propane Furnace Installed June 2025 **Plumbing:** Copper/ABS
H.W.T. Electric owned June 2025 **Garage:** None
Panel: 200 **amp panel** **Consumption:** _____
Detached Units: None
Septic System: Septic
Water System: Drilled well

Rooms	Bedrooms
Kitchen: <u>9.4 x 9.9</u>	1: <u>7.2 x 10.9</u>
Dining Room: <u>Eat-in</u>	2: <u>7.2 x 9.11</u>
Living Room: <u>9.4 x 24.</u>	3: _____
Other: _____	4: _____
Baths: <u>4pc</u>	5: _____
Inclusions: _____	

*All Information contained herein is from sources deemed reliable,
but no responsibility is assumed regarding complete accuracy thereof.*

478 Hwy 105
Vermillion Bay/Machin
R-1526

This cute and cozy Bungalow nestled in nature, awaits a new owner. Located just minutes from Vermillion Bay on Hwy 105. Only a 2 ½ km drive from Vermilion Bay.

Offering 612 square feet, two bedrooms and a four piece bath.

Open Living Room/Dining large window provides lots of natural light, kitchen with large island, newer cabinets.

The 4 piece bath has new fixtures and updates.

Full unfinished basement awaiting your choice of finishing.

F/A Propane furnace & Hot water tank new in 2025

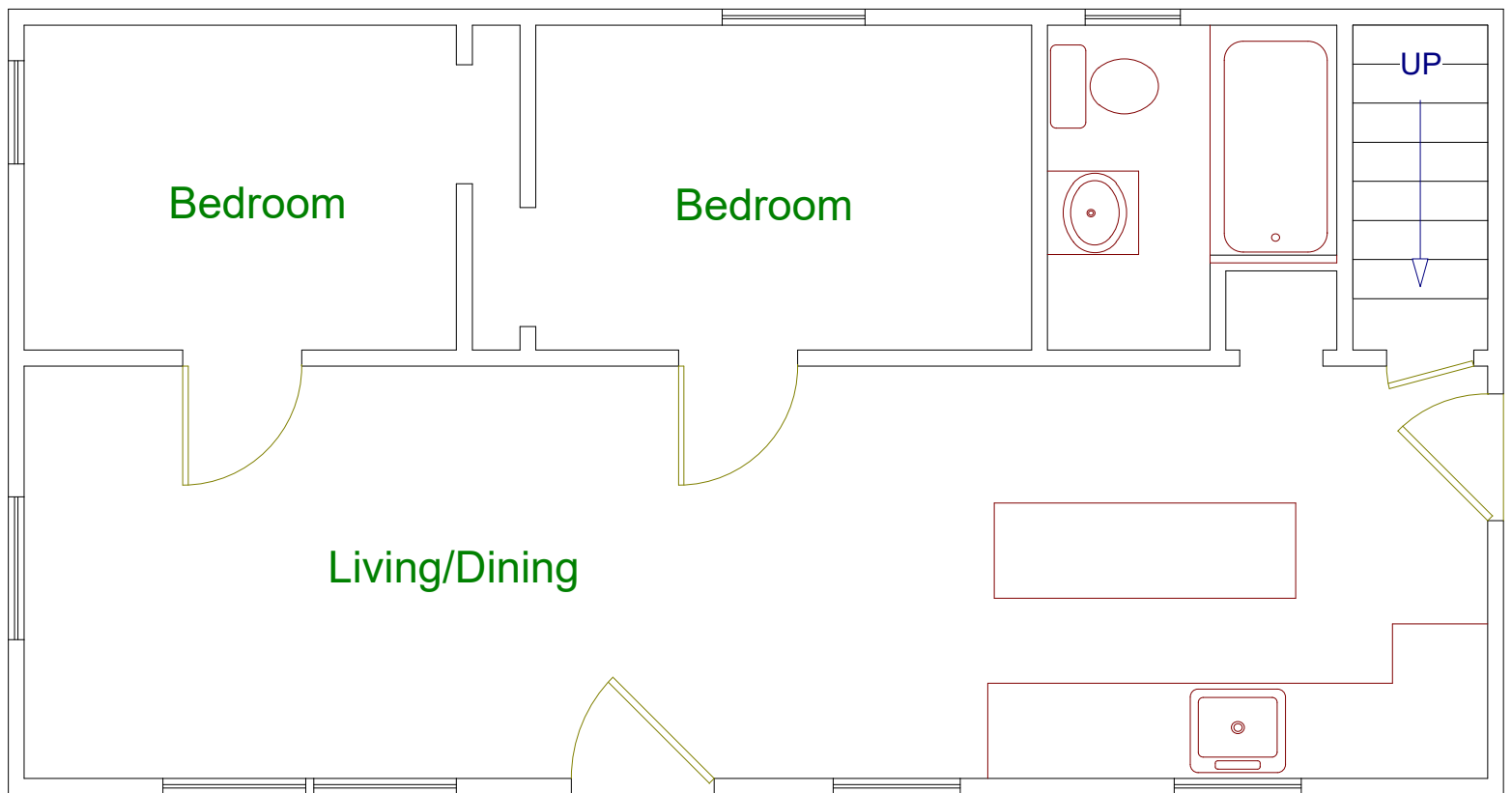
Upgraded 200 amp panel in 2024

Low maintenance vinyl siding exterior & shingles replaced in 2016

Drilled well & septic.

Quick Possession!

R-1526
478 Hwy 105, Machin



Measurements are approximate
Not to scale