

Waverley, Fall River, Oakfield

524/526 Perrin Drive

\$1,200,000



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Description

Fabulous flexibility for rental income or multi-generational living in Fall River! This brand-new, energy-efficient build is nestled on over 2 wooded acres with a tranquil river framing your rear boundary. It features two completely independent living spaces, each with its own dedicated garage, offering an incredible opportunity for a high-end rental suite or multi-generational living. The bright upper level boasts 3 bedrooms and 2 full bathrooms. Features include a fireplace, open plan living, and an ultra-convenient pass-through from the garage straight into the butler's pantry. The primary bedroom boasts a stunning en suite bathroom with in-floor

heat and a huge walk in closet. Step out onto the expansive upper deck to enjoy peaceful, private views of your forested backyard. Downstairs, the fully finished 2-bedroom, 1-bathroom walk-out suite, complete with its own covered patio, would be ideal for rental income, as an in-law suite, or even as independent space for older kids: this home offers complete flexibility as your family grows. Equipped with ultra-efficient heat pumps, a propane fireplace, and a dedicated propane line for your bbq, this modern, eco-friendly property perfectly balances luxury, privacy, and smart financial design.

Specifications

MLS [®] Number	202622799
Class	Residential
Type	Single Family
Bedrooms	5
Bathrooms (full/half)	3/0
Main Living Area	1,803 sq. ft.
Total Living Area	2,998 sq. ft.
Parking	Large gravel driveway and 2 x 2-car garages
Garage	Two 2-car garages. Garage Dimensions: Main Level 23'22'10 Lower Level 22'2 x 20'1
Flooring	Laminate,Tile
Heating	Baseboard,Fireplace,Heat Pump -Ductless,In Floor,Ductless Cooling
Fuel Type	Electric,Propane
Water Source	Cistern,Drilled Well
Sewage Disposal	Septic

Room Sizes

Main Floor

Living Room	14x16'7
Kitchen	8'10 x 14'7
Dining Room	8'10 x 8'1
Primary Bedroom	12'7 x 13'8
Ensuite Bath 1	9'10 x 13'8
Walk in Closet	9'10 x 11'2
Laundry	7'3 x 6'1
Main Hallway	
Foyer	5'8 x 11'5
Storage	11'11 x 5'1
Bedroom	10'11 x 14'10
Bedroom	11'11 x 14'3
Bath 1	6'11 x 8'9

Lower Level

Rec Room	22'10 x 19'1
Kitchen	12'7 x 8'0
Foyer	8'10 x 7
Bedroom	11'2 x 12'2
Bedroom	11'2 x 12'5
Bath 2	10'1 x 7'3
Utility	9'4 x 3'6
Utility	5'3 x 5'10
Laundry	4'2 x 6'6
Storage	4'2 x 7

Location



Photos







