

WELCOME TO
12207 TENTH LINE
 Stouffville

BUILD YOUR DREAM HOME HERE!

Visit **12207Tenth.com** for more details



Discover this hidden gem in one of Stouffville's most sought-after and established neighbourhoods, offering a great opportunity in a family-friendly community with all amenities just minutes away.

Sitting on a premium 68 x 165 ft expansive lot, this solid bungalow provides endless potential—whether you choose to renovate, expand, or build your dream home.

There are 3 bedrooms, 2 full bathrooms, and a spacious living and dining area.

The finished basement includes a cold cellar, workbench, ample storage areas, and a large recreation room with a fireplace. With the separate side entrance, you have the opportunity to add an in-law suite.

A true highlight of this property is the detached backyard workshop, fully equipped with electricity, lighting, a workbench, and attic storage—perfect for hobbyists seeking extra space to create and build. The garage is oversized allowing for 1 car and ample storage area.

Superbly located within walking distance to schools, parks, GO Train station, and shops & restaurants of vibrant Main Street, this home presents a rare opportunity in a prime location.

Don't miss this opportunity to own this fantastic property!



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RARE FIND! Spectacular 68' x 165' Lot in Prime Stouffville Location!

Living & Dining

- Bright combined rooms
- Crown moulding
- Picture window overlooking front yard porch

Eat-in Kitchen

- 3 Appliances
- Ample cupboards
- Breakfast area with chandelier

Bedrooms & Bath

- 3 Bedrooms with hardwood flooring (one bedroom with ceiling fan)
- 4 Piece bath with ceramic tiling and built-in medicine cabinet
- Obscure privacy window

Basement

- Separate entrance
- Huge recreation room featuring fireplace with brick/stone surround and built-in bar
- Large cold room with built-in shelving
- Utility room with workbench and laundry area with double sink
- Storage room with built-in shelving
- 3 Piece bath with walk-in shower

Large Detached Workshop

- Double doors
- Fully equipped with electricity and lighting
- Window
- Built-in shelving
- Workbench
- Attic storage

Exterior

- Large, fenced, treed yard
- Spacious front and backyard greenspace with perennials
- Backyard shed
- Oversized 1 car garage with ample storage
- Private driveway for 6 cars

Inclusions & Extras

- Fridge, stove, range hood & dishwasher
- Washer & dryer
- Basement fridge in bar area
- Basement freezer
- Basement workbench & built-in shelving
- Workshop workbench and built-in shelving
- All existing electric light fixtures & window coverings
- Garage door opener
- Updated gas furnace & central air
- Updated tankless water heater & filter (rental to be assumed by Buyer)
- Updated shingles & eavestrough covers



Possession: 30 Days/TBA | Taxes: \$4,853.10 (2025)
Lot Size: 68' x 165'

Thank you for your interest in this property. Please contact us if we can be of any assistance.

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This is not intended to solicit property currently listed for sale.