

# WELCOME HOME!

**\$649,900**

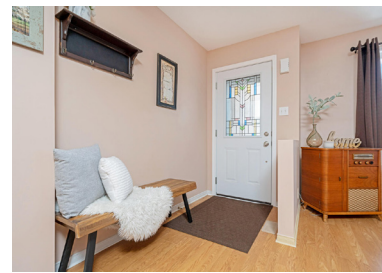
**45 Peglar Crescent, Fergus**

MLS#40076464

Welcome to 45 Peglar Cres situated in a quiet family-friendly neighborhood close to all the amenities you need. This meticulous well cared for 4 bedroom backsplit with a fully fenced backyard is perfect for young families and first time buyers. As you enter this home you are greeted with the main floor open concept layout which makes entertaining a delight. Enjoy the defined dining space leading into the open kitchen surrounded by windows allowing natural light to pour into the room. Upstairs you'll find 3 of the 4 bedrooms, all new hardwood floors and one of the two bathrooms with a door to the master bedroom. Additional living space with large windows on the lower level for the family to spread out and relax. This level is also home to the fourth bedroom and the second bathroom. Enjoy relaxing on your beautiful back stone patio take in the views of your large fully fenced & impeccably landscaped backyard! Roof (2018) Water Heater (2019 owned) Wightmans Fibre Internet A short stroll to grocery stores, park, schools and shopping & much more! Book your showing appointment today!

## FEATURES

Sq. Ft.:	1,001	Living Room:	23 x 13
Year Built:	2002	Kitchen:	12.04 x 10.06
Taxes:	\$3,714.25/2020	Bedroom:	11 x 14
Garage:	1.0 Attached	Bedroom:	13.04 x 9
Driveway:	4.0	Bedroom:	9.04 x 9
Heating:	Forced Air, Gas,	Family Room:	21.07 x 16
	Water	Bedroom:	12.03 x 10.06
Exterior:	Brick/Vinyl Siding	Bathrooms:	3pc., 3pc.



## WHY CHOOSE TED?

Buying or selling a home is a big decision - you need an experienced professional to guide you through the process. When you work with me, you can count on personal, attentive, patient service, excellent knowledge of the area, great negotiation skills and expert selling strategies.

**Integrity - Family - Community**



**Ted McDonald**  
SALES REPRESENTATIVE

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# 45 PEGLAR Crescent, Fergus, Ontario N1M 3T3

Listing

Client Full

[45 PEGLAR Cr Fergus](#)

MLS®#: 40076464

**Active / Residential**

Price: **\$649,900**



## Wellington/Centre Wellington/53 - Fergus

### Backsplit/House

	Bed	Bath	Kitch
Lower	1	1	
Main			1
Second	3	1	

Beds: **4 ( 3 + 1 )**  
 Baths: **2 ( 2 + 0 )**  
 SF Range: **1001 to 1500**  
 Abv Grade Fin SF: **1,322.00/Public Rec**  
 Blw Grade SF: **505.00/Public Recor**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$3,714/2020**

### Remarks/Directions

Public Rmks: **Welcome to 45 Peglar Cres situated in a quiet family-friendly neighborhood close to all the amenities you need. This meticulous well cared for 4 bedroom backsplit with a fully fenced backyard is perfect for young families and first time buyers. As you enter this home you are greeted with the main floor open concept layout which makes entertaining a delight. Enjoy the defined dining space leading into the open kitchen surrounded by windows allowing natural light to pour into the room. Upstairs you'll find 3 of the 4 bedrooms, all new hardwood floors and one of the two bathrooms with a door to the master bedroom. Additional living space with large windows on the lower level for the family to spread out and relax. This level is also home to the fourth bedroom and the second bathroom. Enjoy relaxing on your beautiful back stone patio take in the views of your large fully fenced & impeccably landscaped backyard! Roof (2018) Water Heater (2019 owned) Wightmans Fibre Internet A short stroll to grocery stores, park, schools and shopping & much more! Book your showing appointment today!**

Directions: **Gordon to Gibbons, right on Peglar Crescent, on right #45**

### Common Elements

#### Exterior

Construct. Material: **Brick, Vinyl Siding** Foundation: **Poured Concrete** Roof: **Asphalt Shingle**  
 Shingles Replaced: **2018** Prop Attached: **Detached**  
 Year/Desc/Source: **2002//Owner** Apx Age: **16-30 Years**  
 Other Structures: **Shed** Winterized:  
 Pool Features: **None**  
 Parking Features: **Attached Garage, Asphalt Driveway, Private Double Driveway**  
 Parking Spaces: Driveway Spaces: **4.0** Carport Sp:  
 Garage Sp/Desc: **1 Spaces** Parking Assigned: Sewer: **Sewer (Municipal)**  
 Water Source: **Municipal** Water Trmt:  
 Lot Size Area/Units: / Acres Range: **< 0.5** Acres Rent:  
 Lot Front (Ft): **41.00** Lot Depth (Ft): **99.00** Lot Shape: **Rectangular**  
 Location: **Urban** Lot Irregularities: Land Lse Fee:  
 Area Influences: **Cul de Sac/Dead End, Hospital, Library, Place of Worship, Rec./Community Centre, Schools** Fronting On: **East**  
 Topography:  
 School District: **Upper Grand District School Board**  
 High School: **Centre Wellington District High School**

#### Interior

Interior Feat: **Central Vacuum, Water Softener**  
 Basement: **Full Basement** Basement Fin: **Unfinished**  
 Basement Feat: **Walk-Up**  
 Laundry Feat: **In Area**  
 Cooling: **Central Air**  
 Heating: **Forced Air, Gas, Water**  
 Fireplace: **1/Electric** FP Stove Op:  
 Under Contract: **None** Contract Cost/Mo:  
 Inclusions: **Central Vac, Dishwasher, Dryer, Garage Door Opener, Refrigerator, Stove, Washer**  
 Add Inclusions: **TV Mount in family room, Electric fireplace neg**  
 Exclusions: **Downstairs Freezer**  
 Furnace Age: Tank Age: UFFI: **No**

### Property Information

Common Elem Fee: **No** Local Improvements Fee:  
 Legal Desc: **Lot 18, Plan 61M20, Centre Wellington**  
 Zoning: **Residential** Survey: **None/**  
 Assess Val/Year: **\$340,000/2020** Hold Over Days:  
 PIN: Occupant Type: **Owner**  
 ROLL: **232600000532000**  
 Possession/Date: **Other/2021-06-17** Deposit: **10000**

### Brokerage Information

List Date: **03/11/2021**  
 List Brokerage: **Royal LePage Royal City Realty**   
 Source Board: **Guelph & District**