

# 71 VERMONT DRIVE

AMHERSTBURG, ONTARIO

# \$445,000.00

LISTING ID: 24028227

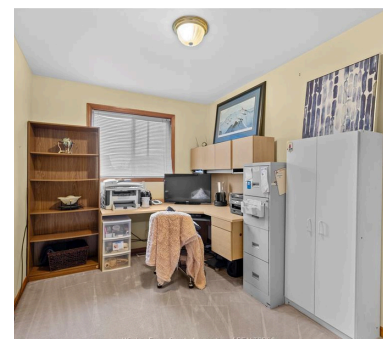
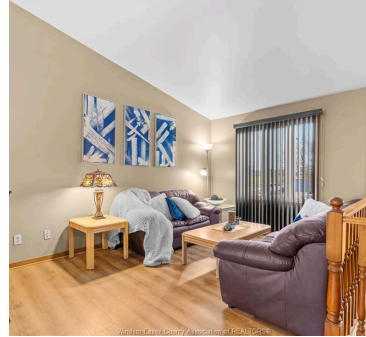
BUILDING TYPE | Raised Ranch Detached

BEDROOMS | 3+1

BATHROOMS | 1.0

PROPERTY SIZE | 49.42 x 107.08 FT

PROPERTY TAX | \$3032.55/2024



Lovely Raised Ranch in highly desired "Monopoly" Amherstburg family neighbourhood, near park & great schools. Featuring TWO levels of spacious areas, w/quality amenities, high ceilings, large windows, huge rear deck w/hot tub & built to surround a pool. This house listing is for vacant possession date of March 4th, 2025 in current condition (4bd & 1 bth). Taking Offers as they come, please provide 24hr Irrevocable. The Seller reserves right to view, accept or reject any Offer at any time. Pre-Home Inspection Report Avail. Seller related to L/S. Share & visit [www.71Vermont.com](http://www.71Vermont.com). (NOTE: This property is also being listed with Seller renovations at higher price, with lower level in-law suite rental opportunity with Seller as occupant).



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