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WELCOME TO
62 NORTH STREET
Sutton



Visit **62NorthStreet.com** for more details



Imagine coming home to a place where life feels a little slower, the community feels a little closer, and the outdoors are always within reach. Welcome to 62 North Street in Sutton West.

This charming 3-bedroom detached home offers over 1,700 sq. ft. of living space, an oversized detached garage and shop, and plenty of room to work and play. Step from the living room onto a covered porch stretching approximately 40 feet—a wonderful spot for morning coffee, relaxing with a good book, or enjoying summer evenings with family and friends.

The home combines character with practical updates, including shingles, furnace, A/C, and tankless hot water heater, all less than 10 years old. A spacious walk-in storage closet upstairs adds everyday convenience, while original baseboards in the living and dining rooms bring a touch of charm.

Outside your door, enjoy the Sutton lifestyle with easy access to Lake Simcoe, Sibbald Point Provincial Park, the Sutton Rail Trail, local shops, restaurants and community amenities. Spend the day by the water, explore the trails, or stroll into town for a coffee or dinner.

Whether you're starting out, growing your family, downsizing, or simply looking for a change of pace, 62 North Street offers the opportunity to enjoy the best of small-town living—with nature, recreation, and community all close to home.



John Procenko, Broker
john@procenko.com
416.464.9909



Close-Knit Community Living with Small-Town Charm & Everyday Convenience

Entryways

- Expansive 40 feet covered porch
- Front door with stained glass insert and screen door
- Side door from driveway
- Rear door from back patio

Living & Dining

- Hardwood flooring
- Original tall baseboards
- Walk-out to porch
- Crown moulding
- Closet
- Separate dining area
- French doors

Family

- Bright and spacious
- Broadloom

Eat-In Kitchen

- Built-in pantry
- Wainscoting
- Crown moulding

Enclosed Porch

- Large utility space
- Walk-in to kitchen

Bedrooms & Bath

- Main floor offers 2 full bathrooms (one 4 piece and one 3 piece)
- Second level features 3 bedrooms with hardwood flooring and large walk-in closet in the hallway

Updates

- All less than 10 years - shingles, gas furnace, A/C & tankless hot water tank (owned)
- Replaced electrical wiring (more than 10 years ago)

Exterior

- Double driveway for 4 cars
- Oversized detached garage for 1 car with door and shop

Inclusions & Extras

- Fridge, stove, built-in dishwasher, built-in microwave/rangehood
- Washer (1 year) & dryer
- All existing electric light fixtures & window coverings
- Garage door opener & 1 remote



Possession: 30 Days/TBA | Taxes: \$3,350.36 (2026)
Lot Size: 66.00 x 79.50 Feet