

1264 Lori Elizabeth Street, North Dundas, Ontario K0C 2K0

Listing

1264 Lori Elizabeth St North Dundas

Active / Residential Freehold / Detached

MLS® #: **X12678950**

List Price: **\$719,900**

New Listing



Stormont, Dundas and Glengarry/North Dundas/708 - North Dundas (Mountain) Twp

Tax Amt/Yr: **\$5,206.00/2025** Transaction: **Sale**
SPIS: **No** DOM: **3**
Legal Desc: **Lt 24 Pl 116; S/T Dr103174, Dr103356; North Dundas**

Style: **Bungalow** Rooms Rooms+: **15+0**
Fractional Ownership: **No** BR BR+: **3(3+0)**
Assignment: **No** Baths (F+H): **3(3+0)**
Link: **No** SF Range: **1500-2000**
Storeys: **1.0** SF Source: **MPAC**
Leased Land: YB/YB Source: **2008/MPAC**
Lot Front: **200.13** Fronting On: **E**
Lot Depth: **232.00** Lot Size Area:
Lot Size Code: **Feet** Lot Size Area Code: **Acres**
SQFT Above Grd Fin: **1546** SQFT Above Grd Fin Src: **MPAC**

Zoning: **residential**
Cross Street: **BANK STREET**
Directions: **BANKS STREET SOUTH TO RIGHT ON OLD CARRIAGE LANE TO RIGHT ON LAFORTUNE DRIVE TO LEFT ON LORI ELIZABETH STREET**

Abv Gd Fin Area/Src: **1546/MPAC**

Prop Mgmt:

Status Cert:

SqFt Src/Comment: **MPAC**

Seller:

ANN RENEE FRIESEN-BURT AND MARK LANCASTER BURT,

Recent: **01/08/2026 : NEW**

Next OH: **Member: Sun Jan 11, 1:00PM-3:00PM**

PIN #: **661010226**
Additional PIN #: **No**
Holdover: **90**
Possession Type: **60-89 Days**
Possession Rmks: **TBA**
Local Improv:
Seasonal Dwelling:
Vacant Land Condo YN: **No**

ARN #: **051101101380024** Contact After Exp: **No**
Phased Tax Value: **366,000.00** Under Contract Mnthly:
Occupancy: **Owner**
Possession Date:
Road Access Fee:
Survey Year/Type: **2001/Available**
Realtor Sign on Prop: **Yes**

Kitch Kitch + **1 (1+0)**
Island YN:
Fam Rm: **Yes**
Basement: **Yes/Finished, Full**
Fireplace/Stv: **Yes**
Fireplace Feat: **Propane**
Interior Feat: **Auto Garage Door Remote, Primary Bedroom - Main Floor, Sewage Pump, Sump Pump, Ventilation System, Water Softener**
Heat: **Forced Air**
Heat Source: **Oil**
A/C: **Yes/Central Air**
Central Vac: **No**
Apx Age: **16-30**
Elevator: **No**
Laundry Lev: **Main**
Property Feat: **Wooded/Treed**
Exterior Feat: **Landscaped, Patio, Porch**
Roof: **Asphalt Shingle**
Foundation: **Poured Concrete**
Soil Type:

Exterior: **Brick, Vinyl Siding**
Garage: **Yes**
Gar/Gar Spcs: **Attached Garage/2.0**
Drive Pk Spcs: **6.00**
Tot Pk Spcs: **10.00**
Pool: **None**
Room Size:
Energy Cert: **No**
Green PIS: **No**
Rural Services:
Security Feat: **Smoke Detector**

Water: **Well**
Water Supply Type: **Drilled Well**
Water Meter: **No**
Waterfront Feat:
Waterfront Struc:
Well Capacity:
Well Depth:
Sewers: **Septic**
Special Desig: **Unknown**
Farm Features:
Winterized:

Lease To Own Items: **None**

Waterfront Y/N: **No**

Water Struct:

Under Contract:

View: **Trees/Woods**

Waterfront:

Easements/Restr:

Dev Charges Paid: **Unknown**

Lot Shape:

HST App To SP: **Included In**

Lot Size Source: **MPAC**

Remarks/Directions

Client Rmks: ****OPEN HOUSE SUNDAY JANUARY 11TH FROM 1-3PM** Welcome to this solid 3-bedroom bungalow, built in 2007, set in the always-popular Cloverdale Estates. The bright open-concept main level features large windows, hardwood floors, and a cozy gas fireplace that makes the space feel like home. Patio doors open to a private, treed backyard, perfect for enjoying quiet mornings or evening gatherings. The kitchen offers a breakfast bar, and the convenience of main-floor laundry adds to the easy, everyday layout. The main floor is completed by a good-sized primary bedroom with a walk-in closet and 4-piece ensuite, along with two additional bedrooms that round out this classic bungalow design. Set on over 1 acre of land, the**

property offers the space, privacy, and breathing room that country buyers are looking for. An oversized attached 2-car garage with inside entry is paired with a heated detached workshop/garage-ideal for vehicles, toys, hobbies, or a small home-based business. The fully finished basement is well laid out and highly functional, featuring a large family room, a home office or small bedroom, a spacious activity room or large bedroom with additional crawl-space storage, a 4-piece bathroom, plus a storage room, furnace room, and a cold storage area-plenty of space for family living, hobbies, and organization. Outside, enjoy a private, treed yard with a stamped concrete patio and gazebo, a large paved driveway, and easy access to the detached garage-room for parking, projects, and play. A well-built home on a generous lot in a quiet, family-friendly country neighbourhood, offering the best of rural living while still minutes to Winchester and Metcalfe.

Inclusions: **FRIDGE, STOVE, DISHWASHER, HOT WATER TANK, WATER TREATMENT, DRYER, LIGHT FIXTURES, WINDOW COVERINGS, AUTO GARAGE DOOR OPENERS,**

Exclusions: **NONE**

Rental Items: **NONE**



Broker Rmks: ****OPEN HOUSE SUNDAY JANUARY 11TH FROM 1-3PM** PLEASE TEXT OR CALL CHRIS HILLIARD AT 613-799-9249 FOR ALL INQUIRES. SEPTIC LAST PUMPED MAY 2023. HEAT \$3,000 YEAR, HYDRO \$2,000 YEAR.**

Appt/Showing Rmks:

Showing Requirements: **Showing System**

VT URL Unbranded:

Brokerage Information

Financing:	--	Perm to Advertise: Yes	Contact After Expired:	No
Buyer Agency Compensation Remarks:				
List Brokerage:	ALL/PRO REAL ESTATE LTD. 		Phone:	613-799-7700
List Brkr Addr:	1636 RIVER ROAD, Ottawa K4M1B4		Fax:	
List Salesperson:	Chris Hilliard, Broker 		Phone:	613-799-9249
Contract Date:	01/08/2026	Leased Terms:		
Last Update:	01/08/2026	Expiration Date:	06/08/2026	Original \$:
		CB Comm:	2.0	\$719,900

Prepared By: Chris Hilliard, Broker

Date Prepared: 01/11/2026

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