

147 Scotts Dr 17 **List: \$490,176 For: Sale**
Lucan Biddulph Ontario N0M 2J0
 Lucan Biddulph Lucan Middlesex
SPIS: No **Taxes: \$0/2025** **DOM: 106**
 Att/Row/Twnhouse **Front On: S** **Rms: 9**
Link: **Acres:** **Bedrooms: 3**
 2-Storey **Washrooms: 3**
 1x2xMain, 1x3x2nd, 1x4x2nd
Lot: 0 x 0 Feet Irreg:
Dir/Cross St: George St & William St
Directions: Hwy 4 to George St to Elizabeth St. Straight onto Scotts Dr - Units on your left

MLS#: X12826690 **PIN#:** 000000000
Possession Remarks: Call LA **Vacant Land Condo: Yes / \$90**
Legal: Condominium-147 Scotts Dr #44, Lucan
Public Open House: Saturday, June 13 2026 11:00 AM - 1:00 PM

Kitchens: 1	Exterior: Brick / Hardboard	Zoning: R3
Fam Rm: N	Gar/Gar Spcs: Attached / 1	Cable TV: A
Basement: Full / Unfinished	Drive: Private	Hydro: Yes
Fireplace/Stv: N	Drive Park Spcs: 1	Gas: Yes
Heat: Forced Air / Gas	Tot Prk Spcs: 2	Phone: A
A/C: Central Air	UFFI:	Water: Municipal
Central Vac: No	Pool: None	Water Supply Type:
Apx Age: New	Energy Cert:	Sewer: Sewers
Apx Sqft: 1500-2000	Cert Level:	Spec Desig: Unknown
Roof: Shingles	GreenPIS:	Farm/Agr:
Foundation: Poured Concrete	Prop Feat: Park, Place Of Worship, Rec Centre, School	Waterfront: None
Assessment:	Interior Feat: Sump Pump	Retirement:
POTL:		HST Applicable to Sale Price: Included In
POTL Mo Fee:		Oth Struct:
Elevator/Lift:		Survey Type: None
Laundry Lev:		
Phys Hdcap-Eqp:		

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	8.99	x 11.84	Combined W/Dining
2	Living	Main	12.76	x 17.49	
3	Prim Bdrm	2nd	16.17	x 12.01	
4	Br	2nd	9.51	x 11.32	
5	Br	2nd	9.58	x 11.84	

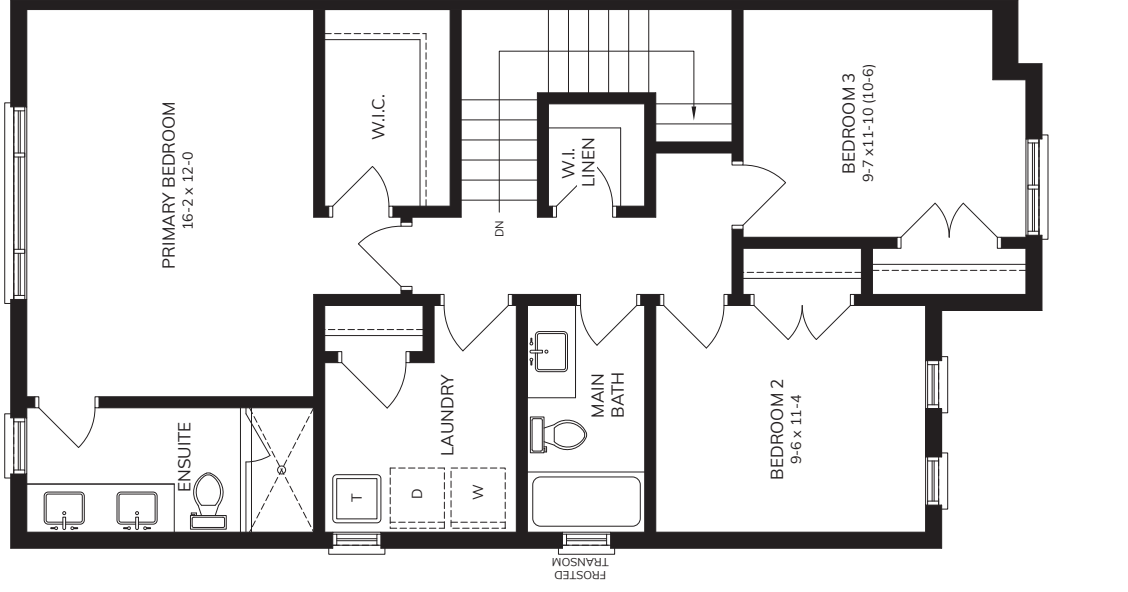
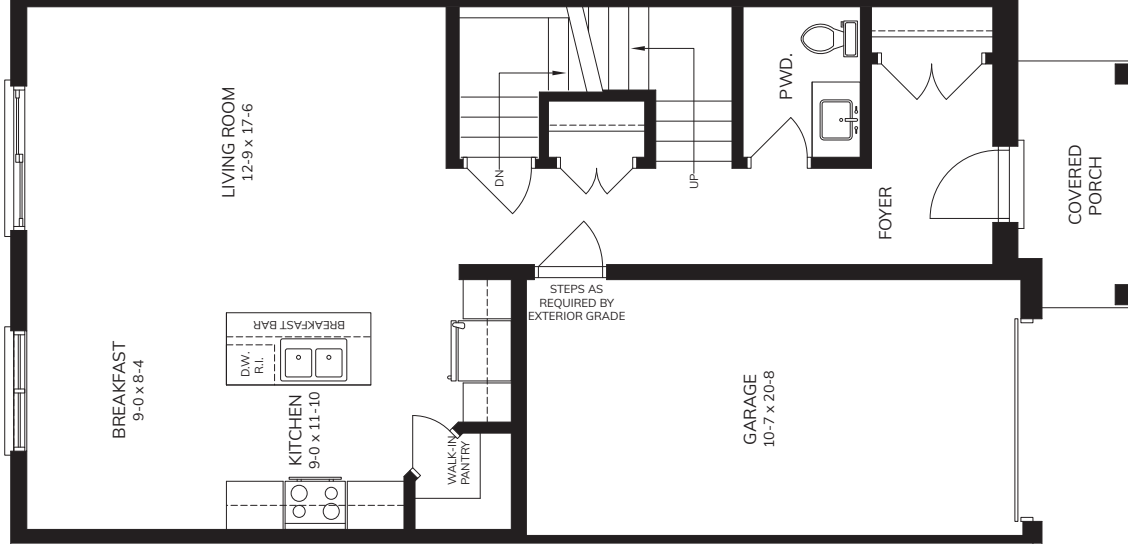
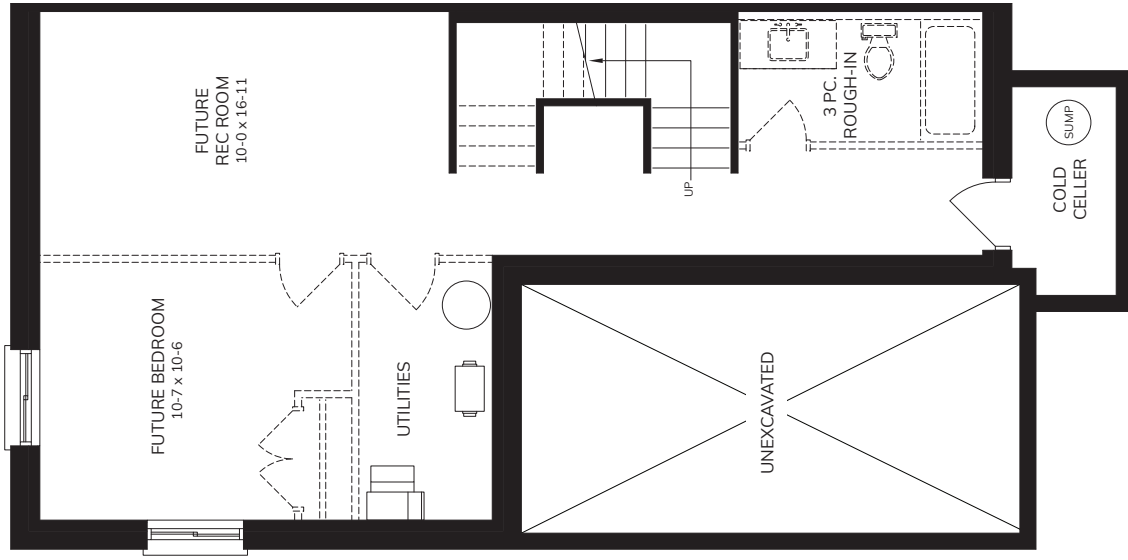
Client Remks: LISTED PRICE REFLECTS HST REBATE. Welcome to 145 Scotts Drive, Unit 17 in Phase 2 of the Ausable Fields development by the Van Geel Building Co, which is just steps away from the Lucan Community Centre that is home to the hockey arena, YMCA daycare, public pool, baseball diamonds, soccer fields and off the leash dog park. **The Carver plan (1640 sqft)** is a red brick two story vacant land condo that features an **attached one car garage, concrete laneway, open concept kitchen and living room plus a 2pc powder room**. The second floor includes a spacious **primary bedroom with large walk-in closet, ensuite with double vanity and tile shower**, two additional bedrooms, 4pc main bath and laundry room. **All bathrooms and kitchen include quartz countertops and hardwood floors** on the main and upstairs hallway, with two colour/design packages to pick from. Basement finishing packages are optional. This is an end unit, to be built and is also available in the Willow Package. Note-Listing prices vary due to the location within the development.

Listing Contracted With: COLDWELL BANKER DAWNFLIGHT REALTY BROKERAGE **Ph:** 519-235-1449

THE CARVER

ENHANCED END UNIT

1,640 SQ.FT. | 3 BED | 2.5 BATH



Plans and specifications are subject to change without notice. Actual usable floor space may vary from stated floor area. See sales representative for further information. E. & O. E.