



147 Scotts Dr 19 **List: \$463,628 For: Sale**
Lucan Biddulph Ontario N0M 2J0
 Lucan Biddulph Lucan Middlesex
SPIS: No **Taxes: \$0/2026** **DOM: 67**

Att/Row/Twnhouse **Front On: S** **Rms: 9**
Link: **Acce:** **Bedrooms: 3**
 2-Storey **Washrooms: 3**
 1x2xMain, 2x4x2nd

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 Drive. Units on your left

MLS#: X12967610 **PIN#:** 000000000
Possession Remarks: CALL LA **Vacant Land Condo: Yes / \$90**
Legal: Condominium - 147 Scotts Dr #19, 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, Rec Centre, School	Waterfront: None
Assessment:	Interior Feat: Sump Pump	Retirement:
POTL:	Security Feat: Smoke Detector, Carbon Monoxide Detectors	HST Applicable to Sale Price: Included In
POTL Mo Fee:		Oth Struct:
Elevator/Lift: No		Survey Type: None
Laundry Lev: Upper		
Phys Hdcap-Eqp:		

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	8.01	x 11.09	
2	Dining	Main	8.01	x 8.4	
3	Living	Main	11.88	x 17.39	
4	Prim Bdrm	2nd	15.09	x 12.01	
5	Br	2nd	9.81	x 11.09	
6	Br	2nd	9.71	x 11.09	

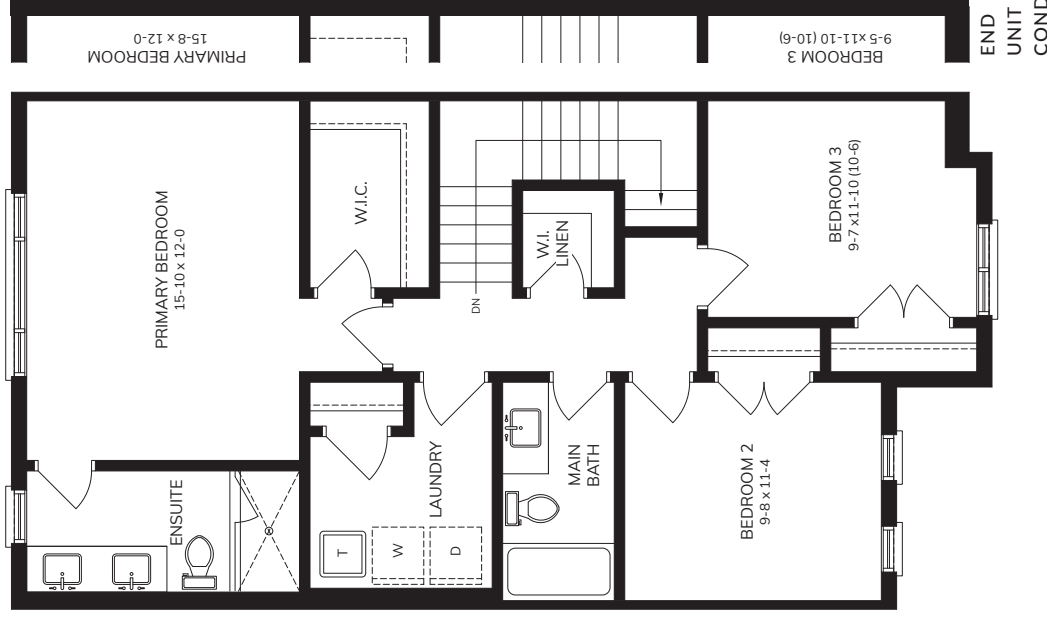
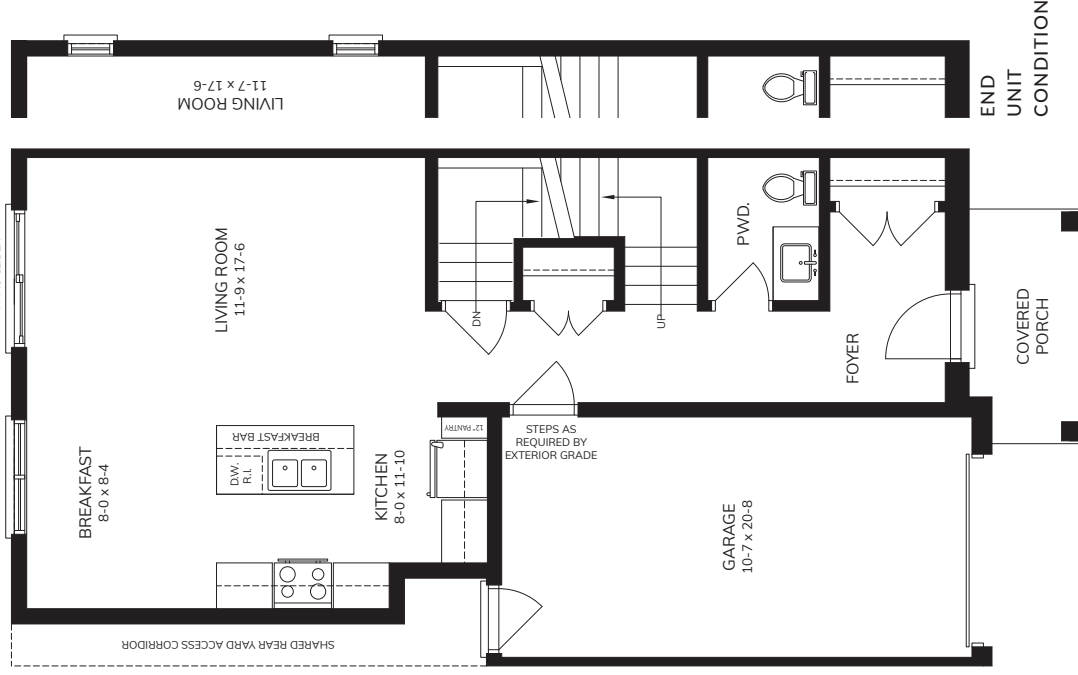
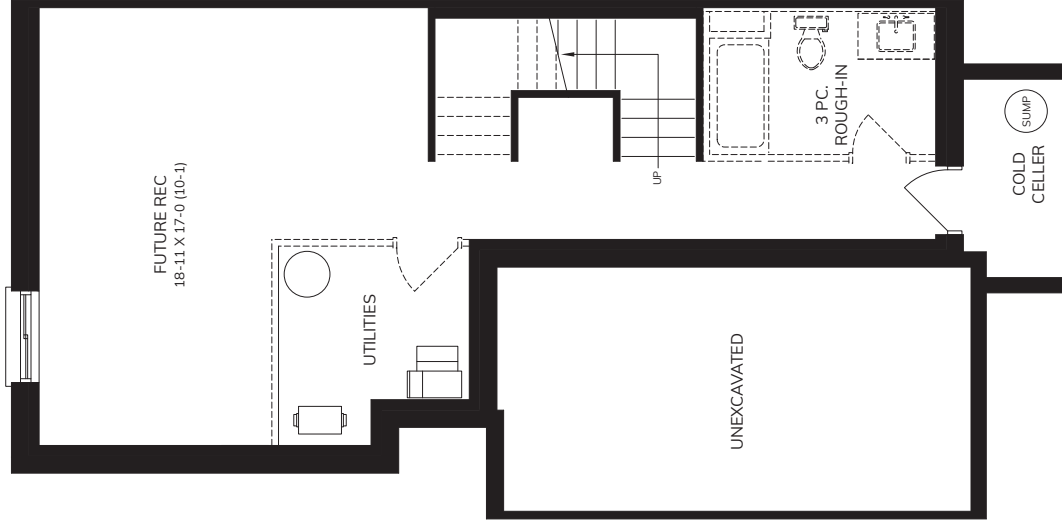
Client Remks: Listing price is reflective of the Federal GST rebate for first time home buyers which is now in effect as well as the HST rebate. Welcome to phase two of the Ausable Fields Subdivision in Lucan Ontario, brought to you by the Van Geel Building Co. **The Harper plan** is a **1589 sq ft** red brick two story vacant land condo with high end finishes both inside and out. The main floor plan consists of an open concept kitchen, dining, and living area with lots of natural light from the large patio doors. **The kitchens feature quartz countertops, soft close drawers, as well as engineered hardwood floors.** The second floor consists of a **spacious primary bedroom with a large walk in closet, ensuite with a double vanity and tile shower,** and two additional bedrooms. Another bonus to the second level is the convenience of a large laundry room with plenty of storage. Every detail of these vacant land condos were meticulously thought out, including the **rear yard access through the garage allowing each owner the ability to fence in their yard without worrying about access easements.** Each has an attached one car garage, and will be finished with a concrete laneway. These stunning units are 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. Note-Listing prices vary due to the location within the development.

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

THE HARPER

INTERIOR & END UNIT

1,589 SQ.FT. | 3 BED | 2.5 BATH



BASEMENT

OPTIONAL FINISHED BASEMENT (582 SQ.FT.)

MAIN FLOOR

SECOND FLOOR

