

221 Racicot Dr Garson On P3L 1L5



Residential - Sale

MLS@#: 2126290 **Price:** \$729,900
Possession:
Dist/Sub: NC/NC23 **Status:** Active
Type: Single Family

Bldg Type: House **Beds:** 3+2
Style: Bungalow **Baths:** 2
Style-Attach: Detached **SqFt:** 1100-1500
Storeys: **Zoning:** R1
Lot Size: 85 X IRR
Year Built: 2025 **Lot Area:**
Bld Age: New **Prop Size:** 4051-7250 sf
Taxes/Year: \$0/2026 **Garage:** No
DOM: 13 **CDOM:** 13
Recent Change:

Legal Description

Legal: SURFACE RIGHTS ONLY; PT LT 8 CON 1 BEING PTS 20,21,22 & 23 53R19722, GARSON; SUBJECT TO AN EASEMENT IN GROSS OVER PT 21 53R19722 AS IN SD222975 CITY OF GREATER SUDBURY
PIN: 734960655 **ROLL:** 530721000500112

REALTOR® Remarks

Seller 1:
Seller 3:
Title to Land: Freehold
Occupancy: Vacant
Show Instr: Showingtime Show and Go
REALTOR® Remarks: 48 hours IRR on all offers. Builder self built to keep, no Tarion warranty.

Seller 2:
Company: KM WADEL INC
Rent Income: Yes
Reg 2nd Unit: Yes

Features

Heat Type: Forced Air
Heat Fuel: Natural Gas
Cool Type: Central Air Conditioning
Util-Water: Municipal
Util-Sewer: Municipal
Utility Type:
Util-Comm:

Flooring:
Bsmt Type: Full
Bsmt Dev: Finished
Bsmt Feat: Six Feet and over
Foundation: Block
Roof: Asphalt Shingle
Exterior: Brick, Vinyl

Parking:
Parking: Gravel
Road:
Rd Mnt:
Access:
Storage:
Structures:

Inclusions/Exclusions

Rent Equip: None
Inclusions: All light fixtures

Rooms

Type	Level	Dimensions	Type	Level	Dimensions
EAT IN KITCHEN	MAIN FLOOR	21' x 11'	LIVING ROOM	MAIN FLOOR	16'-8" x 14'-3"
Bath	MAIN FLOOR	5'-6" x 11'	LAUNDRY	MAIN FLOOR	5'-10" x 6'
PRIMARY BEDROOM	MAIN FLOOR	15'-4" x 11'	BEDROOM	MAIN FLOOR	9'-10" x 10'
BEDROOM	MAIN FLOOR	10' x 10'	EAT IN KITCHEN	LOWER LEVEL	20'-7" x 11'
LIVING ROOM	LOWER LEVEL	17'-5" x 13'-11"	Bath	LOWER LEVEL	5'-6" x 10'-3"
LAUNDRY	LOWER LEVEL	9'-5" x 9'-4"	PRIMARY BEDROOM	LOWER LEVEL	14'-10" x 10'-3"
BEDROOM	LOWER LEVEL	12'-1" x 8'-8"			

Public Remarks

This stunning, newly built in 2025 duplex offers a rare opportunity to own a modern, thoughtfully designed property with exceptional versatility. Featuring two fully self-contained units with separate entrances, this property is ideal for multi-generational living, rental income, or an owner-occupied investment. Both units showcase bright, open-concept layouts filled with natural light, creating inviting spaces with plenty of room to relax and entertain. The upper-level unit features a private deck—perfect for enjoying outdoor living—along with three generously sized bedrooms and a full bathroom. The lower-level unit offers two spacious bedrooms and a full bathroom, providing comfortable and functional living space. With all-new construction, contemporary finishes, and generous square footage throughout, this move-in-ready duplex blends modern style, comfort, and long-term potential.

Agent/Office Information

List Brokerage: [ROYAL LEPAGE REALTY TEAM BROKERAGE](#) **Phone:** 705-524-5600
List Agent: [STEPHAN VILLENEUVE](#) (B) Broker **Phone:** 705-524-5600
CoOp Com: 2.5% + HST **List Date:** 02/02/2026 **Exp Date:**