



TRUE OFFER  
PROPERTIES

MARCH 2026

# OFF-MARKET OPPORTUNITY

Lisle, ON



**3.3 ACRE PRIVATE ESTATE |  
VALUE-ADD UPSIDE**

TRUE OFFER PROPERTIES

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# 20TH SIDEROAD, LISLE

# \$1,030,000

BELOW MARKET | IMMEDIATE EQUITY |  
RARE ACREAGE OPPORTUNITY

## Property Highlights



Single Family Residence



3 Bedrooms



2 Bathrooms



3 Car garage



2,294 sq ft Bungalow

3.3 Acre Private Lot



Pond + Outdoor Features



## INVESTMENT OVERVIEW

### Property Details



Type: Single Family Residence



As-Is Value: \$1,175,000  
ARV: \$1,350,000



Location: 20 Sideroad, Lisle



Purchase Price: \$1,030,000



3 BEDS | 2 BATH | 3 CAR GARAGE



Closing Date: April 30, 2026



Size: 2294 sq ft,  
Lot Size: 190 ft x 786 ft (3.3 Acres)



Light Renovation Estimate:  
\$40,000-\$60,000

### DEAL SNAPSHOT:

**Property:** Single Family Acreage Estate (3.3 Acres)

**ARV:** ~\$1,350,000

**As-Is Value:** ~\$1,175,000

**Purchase Price:** \$1,030,000

**Summary:** This is a rare opportunity to acquire a private 3.3 acre estate property at approximately \$145,000 below current market value. The home is already in strong structural and mechanical condition, featuring an open-concept layout, vaulted ceilings, loft-style primary suite with massive walk-in closet, ensuite bathroom with soaker tub and walk-in shower, and a 3-car garage. A prior lender appraisal valued the property at \$1.375M (Jan 2023), with more recent automated valuation estimates around \$1.28M (Dec 2025), reinforcing the property's position well above the current acquisition price.

The property also includes a pond, greenhouse, additional outdoor structures, and is positioned as the last home on the road, offering true privacy and lifestyle appeal.

With primarily cosmetic updates such as flooring adjustments, paint, kitchen modernization, lighting, and landscaping, this property has the potential to align with top area sales approaching \$1.35M. Estimated improvements in the \$40,000-\$60,000 range can significantly elevate presentation and maximize resale value.

Whether positioned as a light renovation and resale strategy or held as a long-term lifestyle asset, this property offers immediate equity, strong upside, and a rare acreage offering at a below-market entry point.

# COMPARABLE SALE ANALYSIS

## 6951 COUNTY RD 13 - ARV



6951 County Rd 13 recently sold for \$1,400,000 in just 13 days, highlighting strong demand for estate-style rural properties in this area. The property sits on approximately 1.79 acres and features a finished basement with updated interior finishes, setting a strong retail benchmark.

The subject property at 20th Sideroad offers 3.3 acres (nearly double the land size) along with a pond, greenhouse, bunkies, and a highly private setting as the last home on the road. While the comparable includes a finished basement, the subject features a well-designed 2,294 sq ft bungalow, 3-car garage, and strong overall condition, requiring primarily cosmetic updates.

### Key positioning:

- Comparable achieved \$1.4M on a smaller lot
- Subject offers significantly more land and privacy
- Cosmetic updates (flooring, paint, kitchen, landscaping) can elevate value

At a price of \$1,030,000, this represents approximately \$145,000 below current market value (~\$1,175,000), creating immediate equity on acquisition. A prior lender appraisal valued the property at \$1.375M (Jan 2023), with more recent automated valuation estimates around \$1.28M (Dec 2025), further supporting the overall value range.

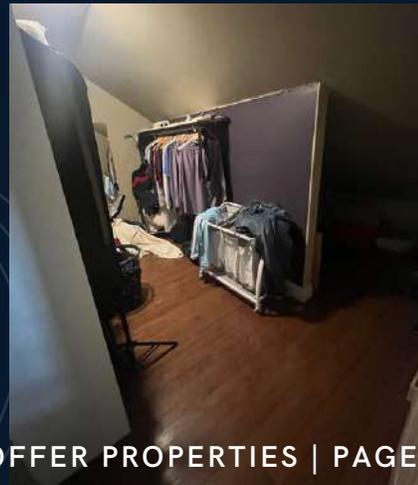
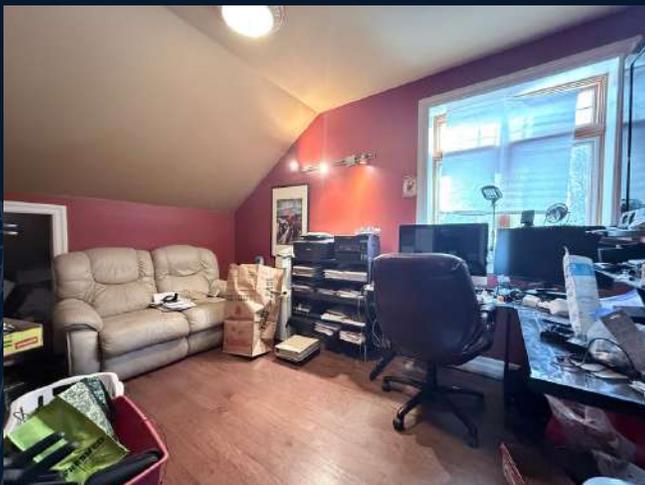
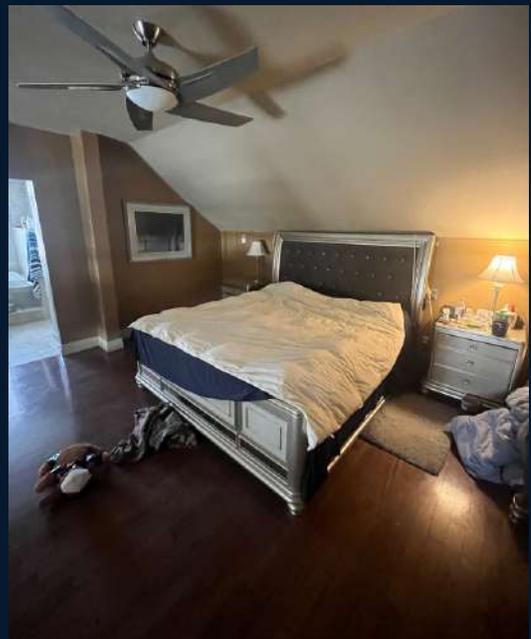
Based on the comparable and market positioning, the property is well-situated to achieve a resale in the \$1,300,000 – \$1,350,000+ range after updates, offering a rare acreage opportunity with both strong entry pricing and clear upside.



# PROPERTY PHOTOS

The subject property is a well-maintained 2,294 sq ft bungalow set on a private 3.3 acre lot, offering a rare combination of space, privacy, and lifestyle appeal. The home features an open-concept layout with high ceilings, a loft-style primary suite complete with a large walk-in closet and ensuite bathroom, and a functional main floor with additional bedrooms and living space. Interior finishes are solid throughout, with opportunity for cosmetic updates to further elevate the home to top market standards. The property also includes a beautiful hot tub, 3-car garage, pond, greenhouse, bunkies, and is positioned as the last home on the road, making it especially attractive to end users seeking a quiet, estate-style setting.

## Upstairs Photos



# PHOTOS (PT 2)

## Downstairs Photos



# PHOTOS (PT 3)

## Exterior Photos



# QUESTIONS? CONTACT US.

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