

\$1,385,000 - 4 Colonial Drive, Ayr

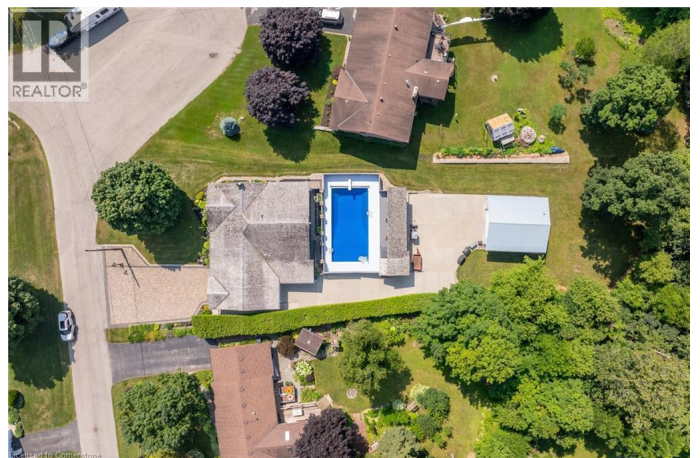
MLS® #40751758

\$1,385,000

3 Bedroom, 3.00 Bathroom, 3,937 sqft
Single Family on 0.00 Acres

60 - Ayr, Ayr, Ontario

Immaculate Forest-Backed Home in Ayr
Welcome to this beautifully updated home nestled on a quiet, tree-lined street in the heart of Ayr. Backing onto protected conservation land with walking trails and regular visits from deer and foxes, this property offers the perfect blend of peaceful nature and modern living. Step through the refreshed front entry (2020) into a warm and welcoming space. The remodeled kitchen (2016) is as functional as it is stylish, featuring freshly sprayed cabinetry (2023), soft-close doors, a pull-out spice rack, and updated appliances including a French door fridge, Bosch dishwasher, and modern range. Hardwood floors run throughout the bedrooms, complete with custom closet built-ins and California shutters on the main floor windows. The fully finished basement (2020) adds versatile living space, with a cozy gas fireplace (2021), new patio doors, laundry upgrades (2020), and a brand-new bathroom in 2025. The all-seasons sunroom leads to your private backyard oasisâ€”featuring a 20x40 pool with a new liner, solar cover, and robotic vacuum (2025), a large covered composite deck (2019), and a cabana with hot tub for year-round relaxation. Additional highlights include a cedar shake roof with copper flashing, attached garage (by breezeway) with screen and French doors (used in summer for alfresco dining), an insulated and heated shop with power (new eavestroughs 2024), and a full irrigation system powered by a dedicated outdoor well.



Concrete driveway and pad offer ample space for RV or boat storage, with discreet side access from the road. Enjoy a walkable lifestyleâ€”steps from Victoria Parkâ€™s baseball diamond, new pickleball courts, the seasonal farmerâ€™s market, local arena, curling club, and community centre. Friendly neighbours, holiday gatherings, and a short 12-minute drive to the charming town of Paris round out this incredible offering. This home is truly move-in readyâ€”updated with care, designed for connection, and surrounded by nature. (id:6289)

Built in 1974

Essential Information

Listing #	40751758
Price	\$1,385,000
Bedrooms	3
Bathrooms	3.00
Square Footage	3,937
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	4 Colonial Drive
Subdivision	60 - Ayr
City	Ayr
Province	Ontario
Postal Code	N0B1E0

Amenities

Amenities	Park, Playground, Schools
Features	Cul-de-sac, Visual exposure, Backs on greenbelt
Parking Spaces	12
Parking	Detached Garage

# of Garages	1
Has Pool	Yes
Pool	Inground pool

Interior

Interior Features	Ceiling fans
Appliances	Dryer, Refrigerator, Stove, Water softener, Washer, Microwave Built-in, Window Coverings, Garage door opener, Hot Tub
Heating	Natural gas Forced air, Hot water radiator heat
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Aluminum siding, Brick, Concrete, Other, See Remarks
Exterior Features	Lawn sprinkler
Construction	Concrete block, Concrete Walls
Foundation	Block

Listing Details

Listing Office	TrilliumWest Real Estate Brokerage
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Listing information last updated on October 14th, 2025 at 11:46pm PDT