# Whitchurch-Stouffville

MLS® #N12198708

### \$4,550,000

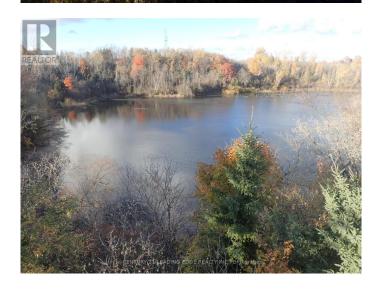
5 Bedroom, 5.00 Bathroom, Single Family on 801.20 Acres

Rural Whitchurch-Stouffville, Whitchurch-Stouffville, Ontario

Breathtaking approximate 30 acre property with your own private approx. 6 acre kettle lake! Spectacular combination of hills, forests, areas of cleared land (approx. 2 acres in the front and over 7 acres at the back), with fruit trees and stunning nature attracting all types of wildlife, including wild turkey, deer, turtles, fish, Canadian geese & others. The long, tree-lined winding driveway leads you to a bright and very spacious but cozy cottage like custom built bungalow with 3+2 bedrooms, 4.5 bathrooms, separate living, dining and family room that walks out to a huge wrap around (composite) south facing deck with a view of the private lake and peaceful nature. Attached double car garage with direct access to home and lets not forget the additional 2 car detached garage/workshop with 100A sub panel. Home originally built with 1 inch rigid foam over wood frame construction, house presently providing 400A electrical service, private septic System and Well. Recent Updates include the roofs/gutters/downspouts in 2018, propane hi-efficiency furnaces recently installed (main floor and basement have separate furnaces/ducts/smart thermostats). All bathrooms and laundry room recently renovated with 24 inch ceramic tiles. Recently renovated walkout basement with full sized windows facing a bright south view with 2 bedrooms and 1 bathroom. Most basement







foundation interior spray foamed (R24-R30) and all header cavities spray foamed (R30), professional sound proofing between floors, 100A dedicated sub panel for basement and vinyl click floor over 1 inch rigid foam subfloor. About 2500 trees planted (mostly evergreens) across front of property for additional future privacy and reduced maintenance. Just 5 mins to Hwy 404, 6 mins to Bloomington GO Train Station, under 20 mins to 407 and Toronto! Amazing location close to Golf Courses, School (Whitchurch Highlands Public School), Equestrian Facilities, and Other Amenities Stouffville & Aurora Have to Offer. (id:6289)

## **Essential Information**

Listing # N12198708
Price \$4,550,000

Bedrooms 5 Bathrooms 5.00

Half Baths 1

Acres 801.20

Type Single Family

Sub-Type Freehold
Style Bungalow

# **Community Information**

Address 3536 Bloomington Road

Subdivision Rural Whitchurch-Stouffville

City Whitchurch-Stouffville

Province Ontario
Postal Code L4A4A2

#### **Amenities**

Amenities Golf Nearby
Utilities Electricity

Features Wooded area, Irregular lot size, Sloping, Partially cleared, Carpet Free

Parking Spaces 10

Parking Attached Garage, Garage

# of Garages 2

View View

#### Interior

Appliances Garage door opener remote(s), Water Heater, Water softener,

Dishwasher, Garage door opener, Stove, Washer, Refrigerator

Heating Propane Forced air

Cooling Central air conditioning

Fireplace Yes

# of Stories 1

Has Basement Yes

Basement Walk out, Separate entrance

#### **Exterior**

Exterior Wood, Stone

Foundation Block

## **Listing Details**

Listing Office CENTURY 21 LEADING EDGE REALTY INC.





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Listing information last updated on October 26th, 2025 at 7:46am PDT