

\$4,550,000

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3536

Bloomington

Road,

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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