

\$2,680,000 - 35 Somer Rumm Court, Whitchurch-Stouffville (ballantrae)

MLS® #N12462258

\$2,680,000

4 Bedroom, 5.00 Bathroom,
Single Family on 0.00 Acres

Ballantrae, Whitchurch-Stouffville (ballantrae),
Ontario

35 Somer Rumm Court in Ballantrae, a stunning Geranium-built home offering over 5,500 sq. ft. of luxurious living space on a quiet, family-friendly court. Featuring 4+1 bedrooms, 5 bathrooms, a rare 3-car garage, and soaring 10-foot ceilings on both the main and upper levels, this home blends elegance, comfort, and functionality. From the grand foyer, you're greeted by an open feel that continues throughout. To the left, a bright home office overlooks the front yard perfect for remote work or quiet reading. The formal dining room, filled with natural light, offers the ideal space for entertaining family and friends. At the heart of the home, a chef-inspired kitchen features a large island, stainless steel appliances, and ample cabinetry. The oversized eat-in area opens to the living room, where custom built-ins frame a stone fireplace creating the perfect backdrop for family gatherings. Just off the kitchen, a charming sunroom provides a space for morning coffee or casual entertaining. Step outside to your private backyard oasis an expansive half-acre pie-shaped lot gardens, a sparkling in-ground pool, and no rear neighbours. Backing onto greenspace, this outdoor retreat offers the perfect blend of privacy and beauty. Upstairs, the 10-ft ceilings continue, enhancing the sense of space and light. The luxurious primary suite features a



cozy fireplace, two walk-in closets, and a spa-like 5-piece ensuite. Three additional bedrooms each have ensuite access, and large laundry room adds convenience. A versatile loft, accessed by a separate staircase, offers endless flexibility ideal for an office, studio, or guest suite. The finished basement extends the living space with room for recreation, movies, or guests, complete with a 3-piece bath and generous storage. Located minutes from Stouffville and Aurora, this home offers peaceful living with modern conveniences close by top-rated schools, golf courses, trails, and shopping all within easy reach. (id:6289)

Essential Information

Listing #	N12462258
Price	\$2,680,000
Bedrooms	4
Bathrooms	5.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	35 Somer Rumm Court
Subdivision	Ballantrae
City	Whitchurch-Stouffville (ballantrae)
Province	Ontario
Postal Code	L4A1X8

Amenities

Amenities	Golf Nearby, Schools, Fireplace(s)
Features	Cul-de-sac, Wooded area, Guest Suite, Sump Pump
Parking Spaces	9
Parking	Attached Garage, Garage
# of Garages	2

Has Pool	Yes
Pool	Inground pool

Interior

Appliances	Water softener, Alarm System, Dishwasher, Dryer, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick
Exterior Features	Lawn sprinkler
Lot Description	41 x 213 FT ; Irregular Pie
Foundation	Unknown

Listing Details

Listing Office	RE/MAX ALL-STARS REALTY INC.
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