

\$2,670,000 - 18 Blue Ridge Trail, Whitchurch-Stouffville

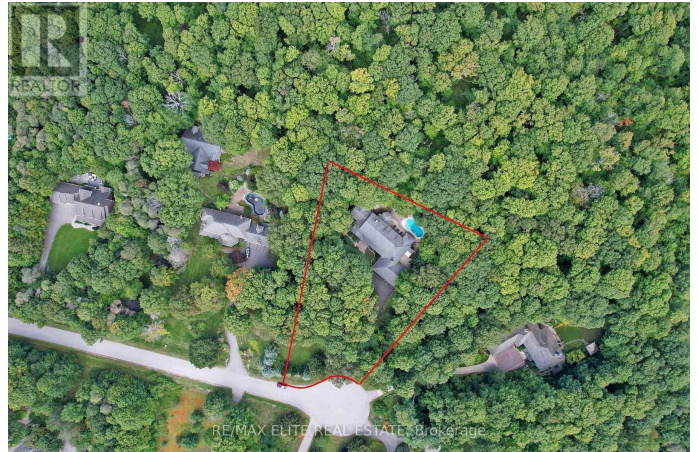
MLS® #N12472209

\$2,670,000

6 Bedroom, 6.00 Bathroom,
Single Family on 0.00 Acres

Rural Whitchurch-Stouffville,
Whitchurch-Stouffville, Ontario

An exceptional opportunity for large families or discerning buyers seeking a home with significant potential to modernize and enhance value. This distinguished estate is located in the exclusive Trail of the Woods community, set on a rare 1.58-acre pie-shaped lot at the end of a private cul-de-sac, backing onto a protected hardwood forest for unmatched privacy. Offering nearly 7,000 square feet of finished living space, the residence was designed to accommodate both grand entertaining and comfortable family living. A 4-car garage, multiple entrances, and a resort-style inground pool further elevate the homes versatility, making it ideal for multi-generational living or an in-law suite. The interior layout provides an excellent foundation for customization, featuring a chefs kitchen with large island, custom cabinetry, built-in desk, and a sunlit breakfast area with walkout to the outdoors. Principal rooms include a dining room with forest views, a family room with wood-burning fireplace, and a formal living room highlighted by a coffered ceiling, gas fireplace, and expansive windows. The main-floor primary suite serves as a private retreat, complete with gas fireplace, walk-in closet, and spa-like ensuite, with direct access to a wellness wing offering a sauna, hot tub room, and additional bath. Upstairs are four generously sized bedrooms and two full baths, including a versatile suite with sitting area and ensuite bath. The finished lower level extends



the living space with a recreation room, wet bar, gym, full bath, abundant storage, and direct garage access. Ideally located minutes from Highways 404 and 407, Bloomington GO Station, top-rated schools, golf courses, shopping, and fine dining. This rare property presents an outstanding opportunity to renovate and create a bespoke residence, combining privacy, luxury, and convenience just 30 minutes from downtown Toronto.
(id:6289)

Essential Information

Listing #	N12472209
Price	\$2,670,000
Bedrooms	6
Bathrooms	6.00
Half Baths	2
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	18 Blue Ridge Trail
Subdivision	Rural Whitchurch-Stouffville
City	Whitchurch-Stouffville
Province	Ontario
Postal Code	L3Y4W1

Amenities

Features	Paved yard
Parking Spaces	14
Parking	Attached Garage, Garage
# of Garages	2
Has Pool	Yes
Pool	Inground pool

Interior

Appliances	Water softener, Oven - Built-In, Water Heater, Central Vacuum,
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	Dishwasher, Garage door opener, Microwave, Stove, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Stone, Wood
Lot Description	152.1 x 336.6 Acre ; Pie Shape - Irregular Lot
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX ELITE REAL ESTATE



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