

# \$815,000 - 6 Merriman Court, Cramahe (colborne)

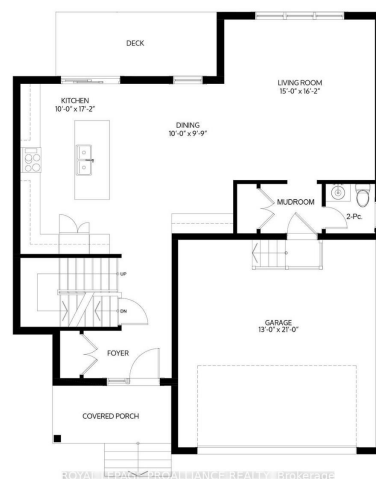
MLS® #X12298223

**\$815,000**

3 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

Colborne, Cramahe (colborne), Ontario

OPEN HOUSE - Check in at Eastfields Model Home 60 Hollingsworth St., Colborne. Welcome to the Jensen model in the new Eastfields community, designed to bring comfort, function, and modern farmhouse charm together in perfect harmony. With 2,085 sq ft of thoughtfully planned living space, this detached 2-storey home features 3 bedrooms, 2.5 bathrooms, and a bright, open-concept main floor ideal for everyday living and entertaining. Step into the welcoming front foyer with convenient closet storage and sightlines that lead you into the heart of the home, an expansive great room, dining area, and designer kitchen complete with premium cabinetry and stylish finishes. The space flows effortlessly to a rear deck, perfect for dining al fresco or simply enjoying the outdoors. A well-placed mudroom connects the 2-car garage to the main living area and includes a powder room and additional storage. Upstairs, the private primary suite features a spacious walk-in closet and a beautifully appointed 4 pc ensuite bathroom. Two additional bedrooms share a full bath, a flex space, and a convenient upper-level laundry room adds everyday ease. Nestled in the serene and welcoming community of Colborne and built by prestigious local builder Fidelity Homes. Semis, towns, and single detached homes with the option of walkout lower levels & premium lots available. This home comes packed with quality finishes including: Maintenance-free, Energy Star-rated Northstar vinyl windows with



Low-E-Argon glass; 9-foot smooth ceilings on the main floor; Designer Logan interior doors with sleek black Weiser hardware; Craftsman-style trim package with 5 1/2 baseboards and elegant casings around windows and doors; Premium cabinetry; Quality vinyl plank flooring; Moen matte blackwater-efficient faucets in all bathrooms; Stylish, designer light fixtures throughout. Semis, towns, and single detached homes with the option of walkout lower levels & premium lots available. Offering 7 Year TARION New Home Warranty. (id:6289)

**Essential Information**

Listing #	X12298223
Price	\$815,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	6 Merriman Court
Subdivision	Colborne
City	Cramahe (colborne)
Province	Ontario
Postal Code	K0K1S0

**Amenities**

Amenities	Golf Nearby, Park, Schools
Utilities	Cable, Electricity, Sewer
Features	Flat site, Sump Pump
Parking Spaces	4
Parking	Attached Garage, Garage
# of Garages	2

**Interior**

Appliances	Garage door opener remote(s), Water Heater
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2

## Exterior

Exterior	Vinyl siding
Lot Description	12.2 x 29.7 M under 1/2 acre
Foundation	Poured Concrete

## Listing Details

Listing Office ROYAL LEPAGE PROALLIANCE REALTY



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