

\$798,000 - 4 Merriman Court, Cramahe (colborne)

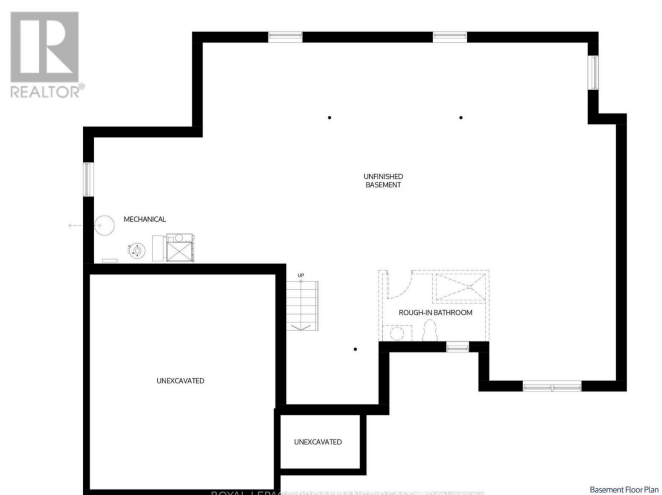
MLS® #X12298270

\$798,000

3 Bedroom, 2.00 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 Winberg, a fresh, one-of-a-kind model in the new Eastfields community offering 1,675 sq ft of stylish, functional living across a thoughtful split-level design. This 3-bedroom, 2-bathroom detached bungalow is perfect for those seeking the ease of single-level living with a modern, open-concept layout and elevated architectural character. From the moment you step inside, the Winberg feels open, bright, and inviting. The foyer leads into a beautifully designed living space where the great room, dining area, and kitchen connect seamlessly ideal for entertaining or relaxing at home. Expansive windows bring in natural light and enhance the airy feel throughout. Tucked privately at the rear of the home, the primary suite features a spacious walk-in closet and a 4 pc ensuite bathroom. Two additional bedrooms and a full main bath offer flexibility for family, guests, or a dedicated office space. Main floor laundry is thoughtfully placed for everyday convenience. 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.
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Essential Information

Listing #	X12298270
Price	\$798,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	4 Merriman Court
Subdivision	Colborne
City	Cramahe (colborne)
Province	Ontario
Postal Code	K0K1S0

Amenities

Amenities	Golf Nearby, Park, Schools
Utilities	Cable, Electricity, Natural Gas Available, Sewer
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	1

Exterior

Exterior	Vinyl siding
Lot Description	13 x 24.9 M
Foundation	Poured Concrete

Listing Details

Listing Office	ROYAL LEPAGE PROALLIANCE REALTY
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