

\$774,900 - 1355 Highway 94, East Ferris

MLS® #X12363289

\$774,900

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

East Ferris, East Ferris, Ontario

Welcome to 1355 Hwy 94 your ideal family home just minutes from Callander and a short drive to North Bay. This country oasis offers the perfect balance of rural charm and modern convenience. Built in 2004, this 4-bedroom, 3-bath raised bungalow sits on slab and is warmed with efficient in-floor heating. The spacious and functional layout is ideal for families of all sizes. The lower level welcomes you with a large mudroom, a dedicated home office or den, a bright family room with patio sliders leading to a covered patio and hot tub area, a 3-piece bathroom, and a fourth bedroom perfect for guests, teens, or in-laws. You'll also find a full laundry room and a generous utility/storage room with a man door providing direct access to the double attached garage. A beautiful oak staircase leads you to the main living area upstairs where gleaming maple floors and a bright open concept design create a welcoming environment. The living room features a propane fireplace for cozy winter nights, while the dining area flows seamlessly into the updated kitchen, complete with Quartz countertops and ample cabinetry. Patio doors lead from the kitchen to a large upper deck and a comfortable sitting space overlooking the private yard. This property offers 4 acres of untouched wilderness that is adorned with maintained walking trails and offers a level of privacy and quiet that's increasingly hard to find all while keeping you connected with modern infrastructure. Another prominent feature is a propane Generac



generator to keep all your appliance running all the time! A secondary detached wired & heated garage could make for a wonderful workshop. Whether you're hosting family gatherings, relaxing in the hot tub, or enjoying nature from your deck, this home delivers. Don't miss your opportunity to own a well-maintained, spacious, and efficient home in a location that offers both peace and practicality. Book your private showing today! (id:6289)

Essential Information

Listing #	X12363289
Price	\$774,900
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	1355 Highway 94
Subdivision	East Ferris
City	East Ferris
Province	Ontario
Postal Code	P0H1K0

Amenities

Amenities	Fireplace(s)
Utilities	Cable, Electricity, Wireless
Features	Wooded area
Parking Spaces	10
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Hot Tub, Garage door opener remote(s), Central Vacuum, Water softener, Water Treatment, Dishwasher, Dryer, Garage door opener, Microwave, Stove, Washer, Window Coverings, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Vinyl siding
Lot Description	364.6 x 534.3 FT 2 - 4.99 acres
Foundation	Slab

Listing Details

Listing Office Century 21 Blue Sky Region Realty Inc., Brokerage



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