

\$1,144,900 - 12 Riverside Trail, Trent Hills

MLS® #X12414191

\$1,144,900

4 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Rural Trent Hills, Trent Hills, Ontario

Welcome to Haven on the Trent where luxury living meets natural beauty. This stunning custom built brick-and-stone bungalow was thoughtfully designed with elegance and comfort in mind. The main floor boasts an open-concept layout with engineered hardwood throughout, soaring vaulted ceilings, and an abundance of natural light. A versatile formal dining room or office sits at the front of the home, complemented by a stylish powder room. The chef-inspired kitchen features a large centre island with breakfast bar, custom cabinetry, quartz countertops, and premium GE Caf fridge and stove, seamlessly flowing into the eat-in dining area with a walkout to the deck and professionally landscaped backyard. The great room impresses with a dramatic gas fireplace and vaulted ceilings, perfect for both everyday living and entertaining. The main-floor primary suite overlooks the ravine lot and showcases tray ceilings, a walk-in closet and a 4pc ensuite with double sinks and tiled shower. A second bedroom on the main level also enjoys its own private 4pc ensuite. Convenient main-floor laundry/mudroom with garage access completes this level. The lower level is bright and inviting, with above-grade windows, a spacious rec room, a bar area with rough-in for sink, a full 3pc bathroom, and two additional bedrooms one with a soundproof walk-in closet ideal for musicians or gamers, and another featuring two oversized walk-in closets. Outdoors, enjoy a fenced backyard oasis with professional landscaping, this 250ft



deep lot is perfect for relaxing or entertaining. Ideally located, this home offers the best of both worlds peaceful nature and everyday convenience. Just steps from the Trent River, scenic trails, and Sunny Life Recreation & Wellness Centre, and close to Seymour Conservation Area, Ferris Provincial Park, the suspension bridge, downtown Campbellford shops, bakeries, and the hospital.This is more than just a home its a lifestyle. (id:6289)

Essential Information

Listing #	X12414191
Price	\$1,144,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	12 Riverside Trail
Subdivision	Rural Trent Hills
City	Trent Hills
Province	Ontario
Postal Code	K0L1L0

Amenities

Amenities	Golf Nearby, Hospital, Marina, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Lighting
Parking Spaces	8
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Blinds, Dishwasher, Dryer, Stove,
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	Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick, Stone
Exterior Features	Landscaped
Lot Description	73.9 x 249.1 FT ; Irregular
Foundation	Poured Concrete

Listing Details

Listing Office HOMESMITHS REAL ESTATE LTD.



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