

# **\$699,900 - 35 Loraine Avenue, Quinte West (trenton Ward)**

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MLS® #X12419977

**\$699,900**

5 Bedroom, 4.00 Bathroom,  
Single Family on 0.00 Acres

Trenton Ward, Quinte West (trenton Ward),  
Ontario

Welcome to a home that delivers on every wish list item- 5 bedrooms, 4 bathrooms, a heated 2-car garage and a layout designed for real life with no shortage of style. Step through the grand foyer and immediately feel the sense of space and comfort this property offers. On the main floor, a bright office/den makes working from home easy, while a powder room and a practical laundry room direct garage access keep day-to-day living running smoothly. The heart of the home is the living room, anchored by a cozy corner gas fireplace- the perfect place to unwind. The kitchen is a dream for cooks and entertainers alike, with loads of cabinetry, a pantry and a seamless flow into the dining area. Slide open the glass doors and extend gatherings outdoors onto your deck, complete with firepit and fenced backyard for family fun. Upstairs, the primary suite is a true retreat with not one but two walk-in closets and a private 4 piece bath ensuite. Three more sun-filled bedrooms plus a stylist 4 piece bath gives everyone their own space- and the clever laundry chute is a family-friendly bonus. The fully finished lower level expands your options even more, offering a huge rec room with second gas fireplace, a fifth bedroom, a full 3 piece bath, and plenty of storage. Perfect for teens, guests, or extended family. Extras like central vacuum, a garden shed, and that heated garage adds to the



comfort and convenience. With its thoughtful design, modern updates, and incredible functionality, this home checks every box; space style, and flexibility for todays busy families. Don't miss your chance to make it yours! (id:6289)

**Essential Information**

|            |               |
|------------|---------------|
| Listing #  | X12419977     |
| Price      | \$699,900     |
| Bedrooms   | 5             |
| Bathrooms  | 4.00          |
| Half Baths | 1             |
| Acres      | 0.00          |
| Type       | Single Family |
| Sub-Type   | Freehold      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 35 Loraine Avenue          |
| Subdivision | Trenton Ward               |
| City        | Quinte West (trenton Ward) |
| Province    | Ontario                    |
| Postal Code | K8V6R4                     |

**Amenities**

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Golf Nearby, Hospital, Schools, Fireplace(s) |
| Features       | Irregular lot size, Flat site                |
| Parking Spaces | 6                                            |
| Parking        | Attached Garage, Garage                      |
| # of Garages   | 2                                            |

**Interior**

|                 |                                                                                                                            |
|-----------------|----------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Garage door opener remote(s), Central Vacuum, Garburator, Blinds, Dishwasher, Dryer, Hood Fan, Stove, Washer, Refrigerator |
| Heating         | Natural gas Forced air                                                                                                     |
| Cooling         | Central air conditioning                                                                                                   |
| Fireplace       | Yes                                                                                                                        |
| # of Fireplaces | 2                                                                                                                          |

|              |     |
|--------------|-----|
| # of Stories | 2   |
| Has Basement | Yes |

## Exterior

|                 |                     |
|-----------------|---------------------|
| Exterior        | Brick, Vinyl siding |
| Lot Description | 45.3 x 144.9 FT     |
| Foundation      | Poured Concrete     |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | ROYAL LEPAGE PROALLIANCE REALTY |
|----------------|---------------------------------|



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