

\$775,000 - 1212 Ontario Street, Cramahe

MLS® #X12455469

\$775,000

5 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Rural Cramahe, Cramahe, Ontario

Welcome to the charming community of Colborne, the heart of Ontario's "Apple Route" in the county of Northumberland. This immaculate custom bungalow built in 2017 sits on a large country lot. There is over 2300 sq ft of total living space. The main level boasts a bright open concept living/dining and kitchen, featuring a gas fireplace, centre island and dining area with sliding patio doors to a covered composite deck. There are 3 bedrooms, an ensuite for the primary plus a 4 piece family bath on the main level and direct access to the garage and a 2nd laundry with sink. The current owners have invested significantly in upgrades since purchasing and include: new neutral flooring on the main and lower level, high quality stainless steel appliances in the kitchen, a completely finished lower level with above grade windows for natural light which includes a family room, plus 2 additional bedrooms. One bedroom with a semi ensuite and 4 piece bathroom. There is a dedicated laundry room with front load washer and dryer and laundry sink and a generous sized utility room with new water softener system. Pot lights throughout and under cabinet light in the kitchen. The outdoor living space is incredible with a covered front porch and 3 separate composite decks in the backyard. There is a 6 person hot tub which is only 2 years old. A covered deck off the dining room, plus a covered and panelled area for the hot tub area provides natural light and tons of privacy. A full Generac system powers the



whole house for your peace of mind. Extra spacious 2 car garage with innovative hanging storage system , provides additional storage without impacting 2 car parking in the garage. A heat/air conditioning unit has also been installed for year round comfort while working on projects in the garage. Natural gas and municipal water. A short walk to downtown Colburne with shops and restaurants and 10 minutes to Brighton. Less than 1.5 hrs to the GTA. (id:6289)

Essential Information

Listing #	X12455469
Price	\$775,000
Bedrooms	5
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1212 Ontario Street
Subdivision	Rural Cramahe
City	Cramahe
Province	Ontario
Postal Code	K0K1S0

Amenities

Amenities	Park, Schools, Fireplace(s)
Utilities	Sewer
Features	Level
Parking Spaces	8
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Hot Tub, Garage door opener remote(s), Dishwasher, Dryer, Garage
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door opener, Microwave, Stove, Washer, Water softener, Window Coverings, Refrigerator

Heating	Natural gas Forced air
Cooling	Central air conditioning, Air exchanger
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick Facing
Lot Description	80 x 156 FT
Foundation	Poured Concrete

Listing Details

Listing Office SOTHEBY'S INTERNATIONAL REALTY CANADA



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