

\$1,200,000 - 2501 Ganaraska Road, Port Hope

MLS® #X12456496

\$1,200,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Rural Port Hope, Port Hope, Ontario

WATCH INCREDIBLE DRONE VIDEO! A long, tree-lined driveway leads to this private 27-acre estate; peaceful, secluded, and surrounded by nature. Never before offered for sale. this one-owner, custom-built brick bungalow offers over 3,500 sq. ft. of solid construction, designed for comfort and efficiency. Exterior built with solid concrete bricks - far more durable than standard clay bricks - it still looks new! Set high and dry with no sump required, the home features 400-amp hydro and a 3-ton heat pump, keeping total hydro and heating costs around \$2,900 for 2024. The lower level includes a large family room with beam construction, a floor-to-ceiling stone fireplace, and an 8-foot-deep, kidney-shaped indoor swimming pool. The pool has not been used for some time and is currently empty; a pool company has inspected it and provided an estimate for bringing it back to full use. Water in pool pictures is virtually enhanced. Sliding doors on lower level open to a private patio, while the main level offers walkouts to a south-facing deck and a bright sunroom, ideal spaces for relaxing or entertaining. This exceptional estate offers privacy and space while being just minutes to Highways 407, 115, and 401, and close to Ganaraska Forest, Rice Lake, and Brimacombe Ski Hill. Only an hour to downtown Toronto, yet set in a quiet, natural setting. With an attached two-car garage and the benefit of the Managed Forest Tax Incentive, this is a well-built home in a great



location, a rare opportunity to enjoy country living at its best. Home Inspection available on request. (id:6289)

Essential Information

Listing #	X12456496
Price	\$1,200,000
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	2501 Ganaraska Road
Subdivision	Rural Port Hope
City	Port Hope
Province	Ontario
Postal Code	L0A1B0

Amenities

Parking Spaces	20
Parking	Attached Garage, Garage
# of Garages	2
Has Pool	Yes
Pool	Indoor pool

Interior

Appliances	Dishwasher, Dryer, Microwave, Stove, Washer, Refrigerator
Heating	Heat Pump
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Brick, Stone
Lot Description	623 x 1717 FT
Foundation	Block

Listing Details

Listing Office ROYAL HERITAGE REALTY LTD.



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