

\$845,000 - 1176 Ixl Road, Trent Hills

MLS® #X12460121

\$845,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Rural Trent Hills, Trent Hills, Ontario

Escape to your own private one-acre estate just five minutes from the vibrant town of Campbellford. Built in 2023, this custom raised bungalow was designed for both comfort and convenience while enjoying the peace and privacy of the countryside, surrounded by open fields, mature trees, and no neighbour's in sight! Inside, over 1,800 square feet of open-concept living space unfolds beneath nine-foot ceilings and oversized windows that frame the views of quiet nature and blue skies. The kitchen blends style and function with custom butcher block counters, floating shelves, stainless steel appliances, and crisp white cabinetry all connecting seamlessly to the airy dining and living area. The oversized primary suite provides a peaceful retreat with a private ensuite featuring a tiled walk-in shower, open closet, and designer flooring, while two additional bedrooms and a second full bath with laundry complete the main level. Below, the walkout basement offers a fully approved blueprint for a legal in-law suite with rough-ins already completed for two bedrooms, a full bathroom, kitchen, and laundry. Bright, spacious, and ready for finishing, it is ideal for large families/multi-generational living, guest accommodations, or future rental income. This property promises both privacy and connection, located just minutes from schools, the hospital, and local amenities. The bonus of the Trent-Severn Waterway, Healey Falls, Ferris Provincial Park, and the Ranney Gorge Suspension Bridge being within close reach



providing endless adventure! Whether you're seeking privacy, investment potential, or a place to grow and gather, 1176 IXL Road delivers a truly exceptional living experience in the heart of Trent Hills. (id:6289)

Essential Information

Listing #	X12460121
Price	\$845,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	1176 Ixl Road
Subdivision	Rural Trent Hills
City	Trent Hills
Province	Ontario
Postal Code	K0L1L0

Amenities

Amenities	Hospital, Schools
Utilities	Cable, Electricity
Features	Wooded area, Partially cleared, Open space, Dry, Level, Carpet Free, In-Law Suite
Parking Spaces	10
Parking	No Garage
View	View

Interior

Appliances	Central Vacuum, Water Heater, Window Coverings
Heating	Propane Forced air
# of Stories	1
Basement	Walk out

Exterior

Exterior	Wood
Lot Description	160 x 210 FT 1/2 - 1.99 acres
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX ROUGE RIVER REALTY LTD.



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