

\$939,000 - 511 Concession Road 12 E, Trent Hills

MLS® #X12461051

\$939,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Rural Trent Hills, Trent Hills, Ontario

Follow the winding laneway to this passive solar home sitting in a clearing in this 45 acre forested property. The perfect balance between peaceful country living and convenience. With the Forest Management Plan in place, fully transferable, you can enjoy the beauty of the natural surroundings while also benefiting from reduced property taxes. The potential harvest of the black walnut trees in the future adds another layer of value to this already exceptional property. Designed with family living in mind the home features spacious living areas, a wood stove for cozy nights and plenty of natural light streaming in through the south-facing windows. The added features like the office overlooking the living room, solarium, and media/family room provide additional spaces for relaxation and entertainment. Modern amenities such as the tower for reliable phone and internet services, ductless heating/A/C units and backup Generac (2018) ensures that you can stay connected and comfortable no matter the circumstances. All of the windows except the mud room have been replaced, vinyl siding and the west portion of metal roof in 2018. There are two wells, one at the top of the hill and one on the lower level and a 20' x 27' cistern used for the gardens by the previous owner. There is a 30' x 24' garage with a loft and 200 AMP service, a 40' x 20' pole barn with another 200 AMP service. In the past, there has been a maple syrup set-up, which adds fun and productive activity to the



property. Wildlife lovers will delight in the daily visits from the wild turkeys and the deer who rest on the sunny lawn. Overall, this passive solar home offers a unique opportunity to embrace sustainable living in a tranquil setting, while still being within reach of nearby towns, Hastings and Campbellford's amenities, the Trans Canada Trail, Trent Severn Waterway and 3 golf courses. This is a chance to live in harmony with nature while enjoying modern comforts and a vibrant rural community.

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Essential Information

Listing #	X12461051
Price	\$939,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family

Community Information

Address	511 Concession Road 12 E
Subdivision	Rural Trent Hills
City	Trent Hills
Province	Ontario
Postal Code	K0L1Y0

Amenities

Amenities	Golf Nearby, Hospital, Place of Worship, Schools, Fireplace(s)
Utilities	Electricity
Features	Hillside, Wooded area, Wheelchair access, Carpet Free, Country residential
Parking Spaces	42
Parking	Attached Garage, Garage
# of Garages	2
View	Valley view

Interior

Appliances	Water Heater, Water purifier, Water softener, Dryer, Stove, Washer, Refrigerator
Heating	Wood Other
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Vinyl siding
Lot Description	2004.5 x 1002.3 FT 25 - 50 acres
Foundation	Concrete

Listing Details

Listing Office BOWES & COCKS LIMITED



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