

\$1,235,000 - 4045 Bowman Road, Hamilton Township

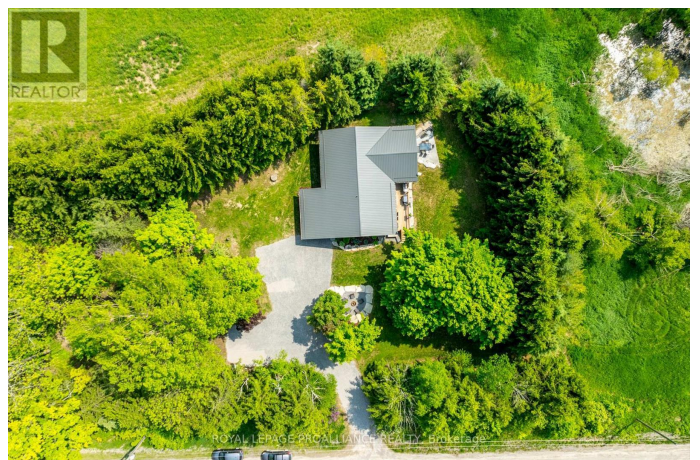
MLS® #X12471135

\$1,235,000

5 Bedroom, 3.00 Bathroom,
Single Family on 691.10 Acres

Rural Hamilton, Hamilton Township, Ontario

Welcome to 4045 Bowman Rd, a serene and beautifully updated country estate nestled on 57 acres in the rolling hills of Northumberland, just minutes from Cobourg and the 401. This stunning raised bungalow offers the perfect blend of modern finishes, functionality, and peaceful rural living. The main floor features an open-concept kitchen and dining area, a bright and inviting living room with walk-out access to the deck, a spacious primary bedroom with ensuite, two additional bedrooms, a full bathroom, and a convenient laundry room. With hardwood floors throughout, large windows, and a warm, airy layout, the home is designed for everyday comfort and effortless entertaining. The fully finished lower level offers a separate living space complete with its own kitchen, living room, two bedrooms, one full bathroom, storage, and a walk-out/separate entrance---ideal for multi-generational living or potential rental income. This home has been thoughtfully renovated and is move-in ready (all new roof, furnace, air conditioner, generator, plumbing, electrical), featuring a metal roof, backup automatic generator, and beautifully landscaped grounds complete with a fire pit area for cozy evenings outdoors. Enjoy relaxing on the covered porch or taking in the peace and privacy that surrounds you. The expansive acreage includes a barn, a mix of pasture, workable fields, trees and plenty of open space for hobby farming, animals, or simply embracing the beauty of rural life. Set



well back from the road, this property offers privacy while still being just a short drive from Cobourg's amenities, vibrant downtown, beaches, and easy access to the 401. This exceptional property is perfect for those looking to embrace full-time country living on a breathtaking and versatile piece of land. Don't miss this rare opportunity---your peaceful rural lifestyle awaits! (id:6289)

Essential Information

Listing #	X12471135
Price	\$1,235,000
Bedrooms	5
Bathrooms	3.00
Acres	691.10
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	4045 Bowman Road
Subdivision	Rural Hamilton
City	Hamilton Township
Province	Ontario
Postal Code	K9A4J9

Amenities

Utilities	Electricity
Features	Wooded area, Irregular lot size, Rolling, Tiled, Level, Carpet Free
Parking Spaces	6
Parking	No Garage

Interior

Appliances	Water softener, Water Treatment, Dishwasher, Dryer, Hood Fan, Stove, Washer, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
# of Stories	1

Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office	ROYAL LEPAGE PROALLIANCE REALTY
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