

\$939,000 - 38 Riverside Trail, Trent Hills

MLS® #X12472139

\$939,000

4 Bedroom, 3.00 Bathroom,
Single Family on 74.80 Acres

Rural Trent Hills, Trent Hills, Ontario

MODEL HOME AVAILABLE FOR PURCHASE...EXPERIENCE THE BEST OF HAVEN ON THE TRENT! Live in tranquility in this fully completed home at Haven on the Trent, perfectly set on a wooded lot beside the Trent River and Seymour Conservation Park. Built by McDonald Homes, "The Oakwood" offers over 3,500 sq ft of finished living space with the high-end finishes and upgrades you'd expect in a showcase build. The open-concept main floor features 9 ft ceilings, wide sight-lines and natural light flooding in through large windows and patio doors. The Great Room is anchored by a floor-to-ceiling cultured stone gas fireplace, perfect for cozy evenings or entertaining. The custom kitchen is designed for both style and function, featuring ceiling-height cabinetry, quartz counters, natural wood open shelving, slide-out pantry drawers, a prep station and a large sit-up island. Walk out to a huge composite deck and enjoy the peaceful views or BBQ just off the kitchen. The Primary Suite includes a walk-in closet and a luxury ensuite with a glass & tile walk-in shower. A second main-floor bedroom is ideal as a home office or den, with fibre internet available. The finished lower level offers two additional bedrooms, a full bath, and a spacious recreation room, providing space for guests, hobbies, or family time. Extras include an oversized 2.5-car garage with interior access to the main floor laundry room, Luxury Vinyl Plank and Tile flooring, central air, municipal water/sewer, and natural gas.



Enjoy peace of mind with a 7-Year TARION Warranty. Riverside Trail is located approximately an hour to the GTA, and just a few minutes drive to downtown, library, restaurants, hospital, public boat launches, Ferris Provincial Park and so much more! A quick walk to the brand new Campbellford Recreation & Wellness Centre with arena, 2 swimming pools, exercise facility and YMCA programming. Immediate possession is available. Some photos are virtually staged. WELCOME HOME TO BEAUTIFUL HAVEN ON THE TRENT (id:6289)

Essential Information

Listing #	X12472139
Price	\$939,000
Bedrooms	4
Bathrooms	3.00
Acres	74.80
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	38 Riverside Trail
Subdivision	Rural Trent Hills
City	Trent Hills
Province	Ontario
Postal Code	K0L1L0

Amenities

Amenities	Golf Nearby, Hospital, Marina, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Cul-de-sac, Sump Pump
Parking Spaces	10
Parking	Attached Garage, Garage
# of Garages	2

Interior

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

Exterior

Exterior	Stone
Foundation	Poured Concrete

Listing Details

Listing Office ROYAL LEPAGE PROALLIANCE REALTY



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