

\$699,000 - 8321 County Road 50, Trent Hills (campbellford)

MLS® #X12476155

\$699,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Campbellford, Trent Hills (campbellford),
Ontario

MOTIVATED SELLER! PRICE REDUCED BY \$100,000!!! Beauty, privacy, and nature. This newly built, three-bedroom, two-bathroom bungalow sits on a 22-acre wooded lot featuring a fire pit area, back deck, covered porch, and gazebo for outdoor, country living at its finest. The main level features an open concept living room, kitchen, and dining room with many windows, tons of natural light, and panoramic woodland views. Primary bedroom has a three-piece ensuite and walk-in closet. Floors are hardwood throughout the living area and tile in the bathrooms. All the heating and water systems in the home are fully owned which includes water softener, drinking water filtration and UV light, furnace, air conditioner, and air exchanger. When the power goes out, fire up the Gener-Link generator and continue with your everyday routine. There is a partially finished basement area which can be used as a recreational space or office, and the remainder of the space is ideal for a full workshop or extra storage. There is also a 1km ATV trail, a portable garage port, and 5 out-buildings/sheds including a bunkie that contains a loft bed and finishings. The home can also be easily outfitted for handicap use. It already contains features and benefits for better usage by anyone who is disabled. The property is located an equal distance to Marmora, Havelock, and Campbellford where



there are schools, libraries, community centres, shopping, fishing, swimming, dining, hospital, and local businesses with small-town charm. If quiet, private, country living is what you are looking for in your new home, look no further; you have found your slice of paradise.
(id:6289)

Essential Information

Listing #	X12476155
Price	\$699,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	8321 County Road 50
Subdivision	Campbellford
City	Trent Hills (campbellford)
Province	Ontario
Postal Code	K0K2M0

Amenities

Amenities	Hospital, Schools, Canopy
Utilities	Electricity, Wireless, Electricity Connected
Features	Wooded area, Partially cleared, Flat site, Wetlands, Lane, Marsh, Carpet Free, Gazebo, Sump Pump
Parking Spaces	10
Parking	No Garage
View	View

Interior

Appliances	Water Heater, Water purifier, Water softener, Blinds, Dishwasher, Dryer, Microwave, Oven, Stove, Washer, Refrigerator
Heating	Propane Forced air

Cooling	Central air conditioning, Air exchanger, Ventilation system
# of Stories	1

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Lot Description	1015.4 x 880.1 FT ; Lot Size Irregular - See Realtor Remarks 10 - 24.99 acres
Foundation	Poured Concrete

Listing Details

Listing Office	EXIT REALTY GROUP
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