KEY PROPERTY DETAILS

- Architectural Style: A stunning 2-storey farm-style residence distinguished by a classic wrap-around porch.
- Detached Triple Garage & Loft: An oversized 3-car garage featuring a versatile upper loft. This fully heated space includes a separate entrance and a 4-piece bathroom, making it an ideal nanny or in-law suite.
- Outdoor Oasis: A private, fully fenced inground pool area complemented by a dedicated pool shed.

HOUSE DETAILS

Custom built two storey 2600 sqft brick home, finished in 1993, with full set of engineering prints and surveys. Home mimics a century farmhouse with "Ontario brick" but utilizes modern building materials and systems.

- High 9 ft ceilings on main floor and full 8 ft ceilings in basement and second floor.
- Colonial (farmhouse) style trim.
- Full wrap-around porch with three access steps.
- Steel roof, repainted last year.

1.2 acres for the lot, abuts ravine and vacant CLOCA controlled and owned lot.
Environmentally protected lands with easy access to ravine trails and Bowmanville Creek.

- Passive (gravity) building drains (no sump pump).
- Hardwood floors with heated tile floors in all bathrooms and side entrance.
- High efficiency gas heat and hot water.Kinetico water softener.
- Gas fireplace and back-up large woodburning fireplace/woodstove in basement connected to forced air ventilation.

HOUSE DETAILS

- Wood-burning fireplace (WETT Certified 2026).
- Three bedrooms feature walk-in closets.
- Macleans Custom Cabinetry and island with slate large quartz top.
- 48" Commercial Culinarian gas range (dual ovens, convection, rotisserie, grill, griddle, 4 large burners).
- 1,200 CFM range hood.
- 36" Sub-Zero refrigerator.
- Miele dishwasher.
- Stainless steel farmhouse sink.
- Central vacuum.
- Detached oversized heated 3-car garage with 60A service panel and EV-ready charging port.
- Garage with open truss roof with vaulted loft.
- Garage with fully insulated with heated floor, workbench and power.
- Separate loft with 4-piece bathroom above the 3-car garage with separate entrance.
- Bathrooms and mudroom have heated floors.
- Oversized main floor foyer.

HOUSE DETAILS

- Heat Recovery Ventilation.
- Home ventilation for indoor air quality.
- Municipal water supply (decommissioned well on property).
- Basement is block wall insulated to R10 below grade on the exterior, which is more energy efficient and serves to keep the basement dry. The finished portion of the basement is also insulated on the inside.
- Finished basement with polished concrete flooring.
- The steel roof is recyclable (if replaced) and more energy efficient because of less heat retention.
- House is elevated about 1m above grade (porch) which allows better drainage and gravity building drains - less energy and no potential for flooding.
- Pool has a high efficiency pump.
- Septic system inspected and cleaned in 2026.

EXTERIOR HOUSE

- Steel Roof is recyclable (if ever replaced) and more energy efficietn because of less heat retention.
- Driveway and Stone Walkway with Stone Front Steps 2021
- Large patterned concrete patios and walkways.
- Fence and Porch Railing 2024
- Perennial Gardens and Landscaping were done professionally.
- Robotic Grass Maintenance
- 20 X 40 FT Salt Water Pool, Hayward Heat Pump and New Safety Cover.
- 12 X 12 FT Cabana with Storage Loft and 12 X 14 Pergola (Installed 2024)