

## **1288 12<sup>th</sup> Line W – Trent Hills, ON K0L 1L0**

### **Highlights, Overhauls, Remodels and Upgrades Worth Mentioning:**

- ✓ Turnkey Smart Home Masterpiece Sits Seamlessly on its Serene 1-Acre Lot and Provides Jaw Dropping, Wow Factor Moments from the Time You Pull into the Driveway
- ✓ Natural Stone Pathway Leading to Soothing Sound of Waterfall Provided by Year-Round Koi Pond
- ✓ Nearly \$300,000.00 in Updates, Remodels and Upgrades since Purchasing Home
- ✓ Home was Built and Finished Brand New in 2023
- ✓ Highlighting this Masterpiece is the Staggering Primary Suite with Remodeled Custom 5-piece Ensuite - Showcasing Heated Marble Flooring, a Gigantic Walk-In Glass Shower, Soaker Tub, Double Sink Stone Top Vanity, Water Closet w/ Pocket Door and is Finished Off with a Bedroom Sized Walk-In Closet
- ✓ Hardwood Floors Replaced Throughout Main Floor, Custom Stair Nosing and New Railing Spindles
- ✓ 27 Lutron Smart Home Wi-Fi Lighting Switches/Dimmers Installed
- ✓ Wi-Fi Deadbolt Locks
- ✓ Stunning Main Floor Laundry Space with Custom Cabinetry Built-In
- ✓ Hallway Art Lighting Installed
- ✓ Grand Entrance with Heated Flooring and Wi-Fi Thermostat
- ✓ Water Treatment System Installed (UV Filter Owned, Water Softener Owned and Rented Iron Filter)
- ✓ Fiber Optic Internet with Bell Phone Line
- ✓ Bluetooth Variable HVAC Duct Booster Fan
- ✓ Wall Sconces Installed in Primary Suite
- ✓ Motorized Blinds for Primary Bedroom
- ✓ Shower Bench in Grand Primary Suite with Moen Digital Wi-Fi Shower Control
- ✓ Sconces and Mirror Medicine Cabinets Installed in Ensuite
- ✓ Garage Had Entire Floor Epoxy Coated
- ✓ Mudroom and Change Stall Area Located in Garage
- ✓ Garage Comes Complete with 2 x wi-fi Door Openers, Side Access Roll-Up Door for Lawn Equipment, 200-Amp Panel, EV Charging Plug ND Electric Heater
- ✓ Lower Level has Been Completely Finished to Include 2 Additional Bedrooms with Egress Windows, 3-Piece Bathroom w/ Walk-In Shower and Backlit Anti-Fog Mirror, Den/Office/Craft/Toy Room, Art Light, Large Family Space w/ Media Area and In-Ceiling Speakers, LVP Flooring, Unfinished Home Gym Area, Ample Storage and Functional utility Space with Workbench
- ✓ Custom Built-In Cabinets Installed in Den/Office
- ✓ Extensive Landscaping Completed Including Natural Stone Pathway and Steps
- ✓ Enclosed Under Deck Storage
- ✓ Propane Connection for BBQ
- ✓ Farm Fencing Installed and 300' Hedge
- ✓ Automatic Fill Feature for Year-Round Pond
- ✓ Soffit Electrical Outlet
- ✓ High Water Table Provides No Lack or Worries About Water
- ✓ Septic Pumped 2025 Located in Front Yard and Drilled Well Located in Back
- ✓ Incredible Private, Serene and Tranquil Backyard Setting with Elevated Deck w/ Aluminum Glass Railings, Fire Pit Area and Beautifully Landscaped to Entertain Those Closest to You
- ✓ An Enjoyable Bike Ride Along the Trans-Canada Trail to Some of the Best Fish and Chips and Trent Severn Waterway/Lock System/Rice Lake in the Charming Village of Hastings and a Short Drive to Campbellford Where You Can Find World's Finest Chocolate, Famous Dooher's Bakery, Suspension Bridge, Ferris Provincial Park and So Much More
- ✓ Escape Your Existing Reality and Enjoy the Opportunity that Presents Itself at 1288 12th Line West!