



244 Friendly Acres Road, Trent Hills, ON K0L 1Y0

Highlights, Overhauls and Upgrades Worth Mentioning:

- ✓ Positioned Perfectly to Enjoy a Serene and Tranquil Lifestyle with a Backdrop that will Keep you Coming Back for More
- ✓ Just Steps Away from the Gateway to Around the World in the Trent Severn Waterway and Nestled Nicely on its One-Acre Lot
- ✓ New Metal Roof Installed - 2024
- ✓ Furnace Installed Brand New - 2022
- ✓ Renovated Kitchen with Wall Removed, Beautiful Wood Beam Installed, Custom Built-In Sideboard Cabinets, Quartz Counters, Backsplash, Updated Lighting, Pot Lights and Amazing Center Island
- ✓ Walkout Patio Doors to Private Deck Space with Gazebo Beautifully Landscaped Armour Stone Garden and Pathway Overlooking the Water in the Distance
- ✓ The Primary Suite Highlights Main Level and Comes Complete with a Large Walk-in Closet, Updated 3-Piece Ensuite Featuring a Custom Glass Walk-in Shower (no lip and could be accessible), Second Closet and Views of the Trent River in the Distance
- ✓ Additional Lighting and Supports Installed in Lower Level with 220 VAC Outlet (In Law Suite – Apartment Possibility)
- ✓ Lower Level with Separate Walk-Out Entrance - Providing an Abundance of Opportunity and Possibility with Existing 2-Piece Bathroom and Family Space with Propane Fireplace. Complete to Provide Multigenerational Living, Income Potential, Additional Bedrooms, Recreation Space and Soooo Much More
- ✓ Garage Insulated and Drywalled - 2022
- ✓ Remodeled Modern 4-Piece Main Floor Bathroom Comes Complete with 6' Jacuzzi Tub
- ✓ Well Positioned Laundry / Pantry Complete with Shelving Additions
- ✓ New Shelving Installed in Many of the Closets Throughout the Home
- ✓ Gas Hook-Up in Main Floor Living Room Installed to Install Fireplace
- ✓ An Enjoyable Bike Ride Along the Trans-Canada Trail to Some of the Best Fish and Chips in the Charming Village of Hastings and Just a Short Drive to Campbellford Where you can Find World's Finest Chocolate, Famous Doohar's Bakery, Suspension Bridge, Ferris Provincial Park and so Much More
- ✓ Escape Reality and Enjoy the Opportunity that Presents Itself at 244 Friendly Acres Road!!