

## 4558 County Road 45, Hamilton Township (Baltimore), ON K9A 4J9

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

- ✓ Value Packed, Private and Positioned to Persuade Perspective Purchasers on Plenty of Levels. First-Time home Buyers, Multi-Generational, Investors, Retirees and Everything in Between
- ✓ 4558 County Road 45 Offers Convenient Main Floor Living with Possibility of 3 Total Bedrooms
- ✓ The Very Well Laid out Main Floor Features a Fantastic Large Living Room, Front Porch Sunroom, Big and Bright Eat-In Kitchen w/ Pantry Closet, Sizable Primary Room that is Complemented with a Generously Sized Second Bedroom and Completed with 3-Piece Bathroom
- ✓ 3-Piece Bathroom with Walk-in Shower has Recently been Updated and Remodeled
- ✓ Driveway Recently Freshly Paved
- ✓ Freshly Painted Areas Throughout Home
- ✓ The Lower Level with Separate Entrance Walk-out Provides Flexibility, Opportunity and Great Possibility for the New Owners
- ✓ Brand New Furnace Installed 2026 - Rental
- ✓ Hot Water Tank Replaced – 2026- Rental
- ✓ Located on Very Popular Highway 45, Perched Directly on top of Ravine, Moments Outside of the very Desirable Community of Baltimore with Wonderful Schools, Parks, Trails, Recreation Centre and so Much More
- ✓ Just Moments to Highway 401 and Lovely Town of Cobourg, with the Abundance of Amenities it has to Offer!