

17 Forest Hill Drive – Hamilton Township, ON K9A 4J9

Highlights, Overhauls and Upgrades Worth Mentioning:

- ✓ Spectacular, Serene and Striking - Welcome to This Stunning Custom-Built Cape Cod Home, Nestled on a Beautifully Landscaped, Nearly 3/4 Acre Estate Lot in the Highly Sought-After Forest Hill Estates Subdivision
- ✓ An Incredible Blend of Elegance, Comfort and Country Charm; This Exceptional Property is The Rural Retreat You Have Been Dreaming Of
- ✓ Manicured Gardens and Inviting Covered Front Porch to The Grand Foyer and Sweeping Spiral Staircase, Every Detail Makes a Lasting First Impression
- ✓ The Main Floor Features a Sunken Living Room with a Gorgeous Wood Burning Fieldstone Fireplace
- ✓ Renovated Custom Eat-in Kitchen That Truly Steals the Show- Enjoy a Massive Sit-Up Island, Granite Countertops, Custom Cabinetry, New Appliances and a Walkout to Your Backyard Paradise 2019
- ✓ Fridge – Stove - Dishwasher All Brand New 2019
- ✓ Vinyl Flooring Installed Throughout Most of Main Floors 2021
- ✓ Superior Natural Gas Furnace Replaced and Installed New Winter of 2019 or 2020
- ✓ Shingles Upgraded to 40 Year Everest Installed July 2011
- ✓ Asphalt Driveway Completed 2016
- ✓ Windows Replaced Approx. 2014
- ✓ Brand New Lennox Air Conditioner Purchased and Installed Aug 11, 2022
- ✓ Septic Pumped by Just In Time Sanitation May 30, 2023
- ✓ Eavestroughs Replaced 2011
- ✓ Oversized 2-Car Garage Comes Complete with Large Open Loft Space – Lots of Versatility and Separate Lower-Level Entrance
- ✓ Custom California Shutters Throughout
- ✓ Intercom System
- ✓ Impressive Primary Suite Featuring a Walk-In Closet with Laundry Chute, Walk Through His & Hers Closets and Luxurious 5-Piece Ensuite with Double Sink Vanity, Soaker Tub and Walk-In Shower
- ✓ The Lower Level Offers Endless Possibilities with a Massive Finished Recreation Room, 2-Piece Bathroom and Separate Walk-up Entrance, Ideal for Multigenerational Living or a Potential In-Law Suite
- ✓ The X Factor to This Entire Listing is the Dreamy Backyard Space That is Perfectly Perched to Get Lost in Your Thoughts as You Overlook the Rolling Hills in the Distance
- ✓ Interlocking Stone Pathways, Fibre Optic Lighting, Sprinkler System, Patio with Gazebo and Heated Saltwater Pool Complete with Heated Change Room, Shower and 2-Piece Bathroom are Just a Few Incredible Features Headlining This Utopic Retreat
- ✓ Minutes from Cobourg's Famous Beach, Vibrant Downtown, Marina, Restaurants, Hospital and Major Highways, You'll Enjoy Peaceful Country Living Without Sacrificing Convenience
- ✓ A Rare Opportunity to Own an Extraordinary Property in One of Northumberland's Most Exclusive Neighbourhoods!!!