

10447 County Rd 2 – Alnwick/Haldimand, ON K0K 2G0

Highlights, Overhauls and Upgrades Worth Mentioning:

- ✓ Impeccably Placed and Perfectly Perched on Its Half-Acre Lot, While Nestled Among One of the Many Rolling Hills of Northumberland, 10447 is Captivating and Exemplifies the True Epitome of Country Living in this Outstanding Community
- ✓ Complete With its Fairytale Wrap Around Porch and an Extensive List of Additions, Updates, and Remodels, this Beautiful Home Offers a Stunning 5-Bedroom, 2-Bathroom Layout that Will Have You Asking for More, Every Step of the Way
- ✓ SOLAR PANELS GENERATE APPROX \$6000-\$7000/Year!
- ✓ Metal Roof Installed – 2023
- ✓ Propane Furnace Installed Brand New - 2019
- ✓ Air Conditioner New - 2019
- ✓ Entire House Painted Throughout Upstairs and Downstairs - 2026
- ✓ Thermopane Windows Replaced - 2018
- ✓ Main Floor 4-Piece Bathroom Renovation with Heated Floors - 2016
- ✓ Waterproofing of Side and Back of Home - 2025
- ✓ Weeping Tiles - 2004
- ✓ Hot Water Tank Replaced - 2016
- ✓ Outdoor Wood Stove Furnace (Boiler) Provides Efficient Heat Source for Home
- ✓ Primary Bedroom with Vaulted Ceilings, Crown Moulding and Newly Finished Walk-In Closet
- ✓ 30' x 40' Heated Shop with 10' x 16' Hanger Doors - Complete with Its Own 200-Amp Service, Hoist, Compressor, Pneumatic Lines, Wood Stove, Storage, Mezzanine and So Much More
- ✓ 14' x 30' Lean-to Storage Space
- ✓ Main Floor Laundry Provides Opportunity for Complete Offering of Main Floor Living
- ✓ Double Car Detached Garage
- ✓ A Rare Jewel that Truly Defines Everything that is Northumberland County
- ✓ Trade in Your Lifestyle as You Know it and Welcome to Your Thin Slice of Heaven
- ✓ Located Moments from the Storied Town of Cobourg and Quaint Hamlet of Grafton - Everything You Need is Just Around the Corner, Welcome Home to 10447 County Road 2!!