

9574 Ardaghs Crescent – Harwood (Hamilton Township), ON K0K 2H0

Highlights, Overhauls and Upgrades Worth Mentioning:

- ✓ Perfectly Set on its Private and Mature .58-Acre Lot, this 3 Bedroom (Easily Converted into 4), 2-Full Bathroom Home has Been Totally Revitalized with an All-Encompassing List of Remodels, Renovations, Updates and Upgrades, Both Inside and Out!

Interior Updates:

- ✓ New 3-Piece Bathroom with Custom Glass Walk-In Shower Added/Installed in Lower Level - 2021
- ✓ New Luxury Vinyl Plank (LVP) Flooring Throughout Home
- ✓ Freshly Painted with Benjamin Moore Chantilly Lace
- ✓ All Brand-New Light Fixtures Installed - 2021
- ✓ Replaced and Updated all Interior Black Door Handles - 2023
- ✓ Accent Walls Designed and Implemented Featuring Shiplap as well as Board and Batten
- ✓ Beautiful Kitchen Remodel with Quartz Counters, New Backsplash and Wood Island - 2021
- ✓ Replaced all Appliances New – Fridge, Stove, Dishwasher, Washer and Dryer - 2021
- ✓ Fireplace Re-Tiled - 2023
- ✓ Drywalled Downstairs Ceiling in Rec Room and Bathroom
- ✓ Central Air Conditioning Installed – 2021

Exterior & Structural

- ✓ New Black Windows and Patio Sliding Door Installed - 2023
- ✓ Stamped Concrete Walkway Poured New - 2025
- ✓ Updated Deck Lattice
- ✓ Firepit with Raised Flower Beds - 2024
- ✓ Concrete Pad and Electrical Rough-In for Future Hot Tub Completed
- ✓ Above Ground Pool with Steps
- ✓ 2 Gazebos and Fantastic Oversized Deck Space for Entertaining or Personal Mindfulness
- ✓ New Automatic Garage Doors Installed - 2021
- ✓ New Exterior Garage Door - 2023
- ✓ Epoxy Garage Floor with Barn Board Walls and Ceiling – 2025

Additional Features

- ✓ Electric 7 Person Sauna – 2023 – Negotiable Outside of Purchase Agreement
- ✓ Existing Forced Air EASILY Convertible to PROPANE with Furnace Change
- ✓ 15 x 30 ft Garden with Landscape Cloth – 2025
- ✓ Highlighting the Stunning Main Floor is the Overhauled Primary Suite Showcased by its Large Walk-In Closet, Neutralization of Decor, Patio Walk-Out and Direct Access to the Breathtaking 5-Piece Bath
- ✓ The Newly Added Bathroom and Separate Walk-Up Entrance, this Home Offers Opportunity for an In-Law Suite, Rental Income, Multi-Generational Living and Much More
- ✓ Located in the Wonderful Community of Harwood Where you are Walking Distance to Rice Lake and Some of the Best Fishing in the Country
- ✓ Moments to Parks, Northumberland Trails and Positioned so you are Just a Short Drive to Cobourg, Port Hope and the City of Peterborough; Welcome Home, You Will Certainly not be Disappointed!