

897 Dingman Road – Cramahe/Castleton, ON K0K 1M0

Highlights, Overhauls and Upgrades Worth Mentioning:

- ✓ Pristine, Private and Profound Headline this Picturesque Gem of a Listing Built in 2007 that Exemplifies Everything One Would Want When Choosing a Rural Setting for Their Next Family Home
- ✓ Feel a Sense of Satisfaction and Know You are Home with This .99 Acre, 3 Bedroom (Potentially 4 with Main Floor Option), 3 Bathroom Home with 3 Fantastically Finished Levels
- ✓ Incredible Kitchen Space with Granite Counters, Custom Cabinetry and Grand Center Island
- ✓ Fantastic Lower-Level Renovation with Bar Area Completed 2021
- ✓ Furnace Brand New 2022
- ✓ Septic Pumped Fall 2022 (Just-In-Time)
- ✓ Shingles are Original 2007 with No Leaks or Issues
- ✓ A/C Original 2007 – Inspected in 2022 with No Issues
- ✓ Stunning Oversized Deck Rebuilt 2024 – Get Lost in Your Thoughts with the Sights, Sounds and Panoramic Views Provided by one of the Biggest Features of this Home/Property
- ✓ Front Porch Bannisters 2023
- ✓ Garden Shed Built 2020
- ✓ Well Pump Replaced 2021
- ✓ Dining Room Lights, and Dome Lights Replaced Throughout 2021
- ✓ New Smoke Detectors Purchased 2025 – Not Installed - Will be Left for New Owners
- ✓ New Kitchen Faucet Replaced 2024
- ✓ New Toilets Replaced in all 3 Bathrooms 2023
- ✓ All Bedrooms, Laundry/Mud, Basement and Main Floor Office (4th Bedroom) Painted 2020 - Present
- ✓ Hot Water Tank – Owned and Original 2007
- ✓ Fridge 2021, Stove/Oven 2022, Dishwasher 2023
- ✓ Heating Element in Dryer Replaced 2022
- ✓ Lower-Level w/ Walk-Out Entrance and Bathroom Rough-In Provide Opportunity/Flexibility
- ✓ The True Feature and Highlight to this Entire Home is the Pristine Lot and Utopic Outdoor Experience Offered
- ✓ This Listing is the True Epitome of an Entertainers and Hosting Enthusiast Dream!
- ✓ Enjoy this All-Inclusive Rural Residence Experience with Hiking, ATV Trails, and Maintained Pipeline Within Walking Distance - Minutes from Highway 401, Lake Ontario and the Lovely Little Hamlet of Colborne - Positioned Smack Dab Between Brighton and Cobourg
- ✓ Take a Leap of Faith and Welcome Home to Your Small Piece of Paradise at 897 Dingman Road!