

478 Trottman Road – Cramahe, ON K0K 1S0

Highlights, Overhauls and Upgrades Worth Mentioning:

- ✓ Rare Diamond in the Rough, Nestled Beautifully on the Outskirts of Town with a Generous Amount of Acreage, a Robust Barn, and an Incredible Amount of Built-In Value and Potential
- ✓ Sitting on An Expansive and Picturesque 15+ Acre Lot (Approx 15.12 – As per GeoWarehouse)
- ✓ Charming Two-Bedroom Century Farmhouse Blends Historic Character with Unlimited Flexibility, Making It the Perfect Canvas to Seize and Truly Make Your Own
- ✓ Crowning Feature of This Expansive Countryside Retreat is the Impressive, Two-Level 40' x 60' Barn Constructed Around 1993 With Its own Dug Well
- ✓ Brand New Electric Furnace Installed 2023
- ✓ Heat Pump Brand New and Installed 2023 – Provides Super-Efficient Heat and Air Conditioning
- ✓ Hot Water Tank – Owned 2023
- ✓ Pressure Tank Newly Installed 2025
- ✓ Shingles Replaced Between 2002 and 2006
- ✓ Electrical Upgraded Between 1990 and 1992
- ✓ Freshly Painted 2024
- ✓ 4-Piece Bathroom Vanity, Sink and Taps Replaced New 2024
- ✓ Vinyl Flooring Installed 2023
- ✓ Asbestos Clearance Test of Insulation and Flooring in Roof 2025
- ✓ Fridge March 2026
- ✓ Adventure and Outdoor Recreation are Right at Your Doorstep with Local Hiking, ATV Trails, and the Pipeline Route Just Moments Away for Year-Round Exploration
- ✓ The Property Offers Exceptional Convenience, Situated Just Minutes from Highway 401, the Scenic Shores of Lake Ontario, and the Lovely Historic Hamlet of Colborne
- ✓ Perfectly Positioned Between the Vibrant Communities of Brighton and Cobourg, This Acreage is Located Smack Dab in the Middle of the Breathtaking Northumberland Hills, Putting All the Natural Beauty, Local Markets, and Unique Charm of This Incredible County Right at Your Fingertips!!