

## **880 Dingman Road - Cramahe, ON K0K 1M0**

### **Highlights, Overhauls and Upgrades Worth Mentioning:**

- ✓ Classy, Captivating and Contemporary Headline this Incredibly Built Country Retreat that Provides an Abundance of Serenity, Tranquility and an Infectious Lifestyle That Will Have You Never Wanting to Leave; Welcome Home to 880 Dingman Road
- ✓ Perfectly Positioned on its Near 1-Acre Lot with ICF Construction and Offering Some of Nature's Most Profound Sights and Sounds, this Incredible 2 Plus 1 Bedroom, 3 Full Bathroom with Phenomenal Insulated & Heated Garage Provides the Quintessential Rural Backdrop You Have Been Longing For
- ✓ Security System Installed - 2021
- ✓ Shop-Large Shed Outbuilding with Own Electric Panel Finishes - 2023
- ✓ Heated and Insulated Garage w/ Carbon Monoxide Fan Installed
- ✓ Outdoor Oasis with Pergola, Hot Tub Pad, Hot Tub, Additional Patio Stones, Additional Trees Planted, Vegetable Gardens, Rock Gardens and Perennial Flower Beds – 2021 to 2023
- ✓ Home Built in 2016 – Furnace, A/C and Shingles Original
- ✓ Basement Renovation – Drywalled, New Electrical, Most of Ceiling, Added Walls, Framed 3<sup>rd</sup> Bedroom, Installed Doors, Flooring and Painted Throughout – 2021 to 2023
- ✓ Installed and Completed the Under Stairway Bar - 2023
- ✓ Brand New 3-Piece Bathroom w/ Stone Counter Vanity - 2021
- ✓ Window Wells Dug Out to Provide Ability for Legal Basement Bedroom and Egress
- ✓ Gutter Guards Installed on House and Shop - 2023
- ✓ Main Floor of Home Re Painted Including Sunroom, Bathrooms, Ceilings and Living Room
- ✓ Chicken Coop Built and Added to Backyard Experience
- ✓ Showstopping Main Floor Primary Suite Occupying the West End of the Brilliantly Laid Out Home That Features a Walk-Through His and Hers Closet and a Custom 4-piece Ensuite Complete with Glass Shower, Double Sink Vanity & Heated Floors
- ✓ Breathtaking Kitchen with Granite Counters, Propane Range and Oversized Island Overlooking the Well Laid Out Living and Dining Spaces
- ✓ An Outdoor and Hunting Enthusiasts Dream location with Hiking, ATV Trails and Pipeline all Within Walking Distance. Great Hunting Includes Deer, Turkey, Partridge and Pheasants.
- ✓ Just Minutes from Highway 401, Lake Ontario and Lovely Little Hamlet of Colborne.
- ✓ Nicely Situated Between Brighton and Cobourg and Smack Dab in the Middle of Northumberland Hills and Everything this Wonderful Community Has to Offer
- ✓ Leave the Hustle & Bustle Behind and Welcome to Your Small Piece of Paradise!!!