

## **9798 County Road 2 – Hamilton Township, ON K9A 4J8**

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

- ✓ Wonderful Opportunity Knocks for Those Looking to Find a Beautiful Country Home with a Picturesque Property, Convenient Location, Massive Amount of Value and an Abundance of Potential
- ✓ This All-Brick Bungalow built in 1972 Sits on an Impressive Mature 2 Acre Lot
- ✓ Extended Sunroom Occupying the Rear of the Home - Perfect for Those Family Gatherings or to Shut out Life While You Get Lost in Your Thoughts and Enjoy the Incredible Sights and Sounds Provided by the Rarely Offered Backdrop
- ✓ The Well Laid Out Main Floor Provides Some Wonderful Easy Living with Traditional Living and Dining Rooms, Two Large Bedrooms, a Recently Remodeled 4-Piece Bath, Newly Facelifted Kitchen and Two Patio Walk Outs to Back Sunroom and Deck Spaces
- ✓ Septic Pumped June 2, 2026
- ✓ House Painted Throughout June 2026
- ✓ Armadura Metal Roof Installed August 2016
- ✓ Dug Well 44' Deep
- ✓ Kitchen Remodeled and Renovated 2022
- ✓ New Ceiling Fans in Second Bedroom and Front Door 2024
- ✓ Bathroom, Hallway and Dining Room Lights Brand New 2024
- ✓ Dishwasher Brand New and Never Used 2022
- ✓ Fridge New Winter 2024/2025
- ✓ Main Floor 4 Piece Bathroom Updated with New Floor, Toilet, Vanity and Light 2024
- ✓ New Stick Flooring Installed in Sunroom 2024
- ✓ Easily Convert to Propane or Heat Pump with Existing Forced Air and Duct Work
- ✓ The Lower Level Offers a Large Family Space, 3-Piece Bathroom and 3rd Bedroom; Perfect for In-Laws, Multi-Generational Families or Additional Income Potential
- ✓ The Detached Outbuilding Comes Complete with its Own Existing Waterline and Electrical Panel
- ✓ Trade in Your Lifestyle as you Know it and Welcome Home to Your New Rural Retreat
- ✓ Located Moments from "Ontario's Feel-Good Town", Cobourg and the Quaint Hamlet of Grafton
- ✓ Everything you Need is Just Around the Corner, Welcome Home to 9798 County Road 2!!