

## **1497 Pentecostal Rd – Hamilton Township, ON K9A 4J8**

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

- ✓ Majestic Masterpiece Located Moments Outside of "Ontario's Feel-Good Town" and Tactically Tucked on its Magnificent 45 Acres, Making Dreams Come True and Memories that Will Last for a Lifetime, Welcome to 1497 Pentecostal Road
- ✓ This Incredible and Expansive All Brick Bungalow Built in 1996
- ✓ Enjoy Some of the Most Incredible Main Floor Living – Mud Room w/ Garage Access, 3 Bedrooms, Large Laundry Area, Formal Dining and Living Rooms and Much More
- ✓ Kitchen Renovation with Quartz Counters, Custom Cabinets - 2019
- ✓ Breathtaking Backdrop Provided by the Patio French Doors to Arched Covered Patio Leading to Deck Space Overlooking the Serene and Tranquil Setting of Southeast Back Yard
- ✓ Natural Light Filled Grand Primary Suite Occupies the South Wing Featuring 5-Piece Ensuite, Walk-In Closet and Enchanting Panoramic Views
- ✓ Shingles Installed 2013 – 30 Year IKO Cambridge Shingles
- ✓ Brand New Furnace Installed – 2020 – Easily Convertible to Propane
- ✓ Two Separate Entrances/Exits in Lower Level. A walk-up entrance to the attached 2 car garage and Brilliant Walk-Out from the Rec Space to a Perfectly Placed Side Patio. Multi-Generational Living, In-Law Suite, Investment Apartment and Any Other Configuration your Creative Mind Can Compose
- ✓ Plumbing Rough-In Located in Rec Room for Future Kitchen Sink or Wet Bar
- ✓ 50' x 40' Outbuilding with its Own Electrical Panel, Man Door and Hanger Style Sliding Doors to Immaculate Cement Slabbed Flooring
- ✓ Secondary Heat Option with Wood Burning Fireplace and Lower-Level Woodstove
- ✓ Original Oak Hardwood and Wood Trim Throughout Main Floor
- ✓ Approx 45 Private Acres of Forest, Trails and Un-Matched Property Located So Close to Town
- ✓ Experience a Fairytale Setting Walking Distance to Lake Ontario and Just Moments from the Vibrant Downtown, Storied Northumberland Hills, Marina, Boardwalk, World Class Restaurants and Everything Else this Rich and Growing Community Has to Offer
- ✓ Trade in Your Status Quo and Welcome Home to Your Extraordinary Retreat Located at 1497 Pentecostal Road!!