

7402 Byers Road (10th Line) – Hamilton Township, ON K0L 1B0

Highlights, Overhauls and Upgrades Worth Mentioning:

- ✓ Escape Reality - Welcome to Your Own Little Piece of Paradise That Presents an Abundance of Serenity and Tranquility Steps from the North Shores of Rice Lake
- ✓ Centrally Located Smack Dab Between the Lovely Town of Port Hope and Evolving city of Peterborough with an Incredible Amount Accessibility - Minutes from Highways 401, 115, 9, 28, 45 & 7
- ✓ Nicely Nestled on Its .5-Acre Lot, This Phenomenal Home Will Have You Never Wanting to Leave from the Time You Walk Up to The Traditional Covered Country Front Porch Providing Some Profound Lake Views in the Distance
- ✓ Shingles Replaced 2019
- ✓ Septic Pumped 2025
- ✓ A/C New 2001 - Motor Replaced Approx 2017
- ✓ Exterior Siding Painted 2024
- ✓ Kitchen Appliances (Fridge, Stove, Dishwasher) Brand New 2018
- ✓ Furnace Approx 25 Years Old – Works Great with Heat Exchanger Replaced 2016
- ✓ Engineered Flooring Installed 2017
- ✓ Main Floor Bathroom Updated with Toilet, Sink, Vanity 2020
- ✓ Well - Cleaned Out 2020
- ✓ Hot Water Heater (Rental w/ Reliance) 2011
- ✓ Water Softener Filtration System 2019
- ✓ Electrical panel 220 AMP
- ✓ Light Fixtures Upgraded 2015
- ✓ Smoke Detectors Updated 2025
- ✓ Interior Paint Throughout 2012
- ✓ Washer and Dryer 2006
- ✓ Exterior Doors Replaced 2008
- ✓ Garage Door 2020
- ✓ Ducts Cleaned 2026
- ✓ Significant Amount of Storage Space Under Deck – Big Enough to Store a Full-Size Car and More
- ✓ Steps from Rice Lake and Some of The Best Fishing, Water Sports and Ability to Travel Around the World with The Trent Severn Waterway
- ✓ Trade in Your Status Quo and Welcome to Your Well-Located Rural Retreat and Everything This Perfectly Positioned Home Has to Offer - Welcome to 7402 Byers Road!!!