

## **8745 Shearer Point Road – Alnwick/Haldimand, ON K0K 2X0**

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

- ✓ If first Impressions Last a Lifetime then You Will Never Forget the Jaw Dropping Exposed Beamed Cathedral Ceiling, Open Concept Design and Mesmerizing Views of the Still Lake Occupying the Backdrop Through the Floor to Ceiling Windows
- ✓ This Super-Efficient Stunning Waterfront Home (and/or Cottage) Comes Complete with Meticulous Modern Updates, Quality Features, Brilliant Finishes and OMG's Every Step of the Way
- ✓ A Beautifully Beamed Vaulted Ceiling Primary Suite Complete with Custom 3-Piece Ensuite
- ✓ Stunning Kitchen Renovation with Center Island and Quartz Counters 2025
- ✓ New Floor Installed Throughout Main Floor 2021
- ✓ Brand New Heat Pump Installed 2020
- ✓ Finished Lower Level Features an Impressive Double Sliding Patio Door Walkout, Spacious 3-Piece Bathroom, Lovely Family/Living/Rec Space, Utility Room and Finished off with a 3rd Bedroom
- ✓ Solidly constructed and Extremely Efficient, this home Features ICF Foundation in Lower Level
- ✓ Radiant in Floor Heat that Provides Enough Heat Throughout in the Coldest of Days, a WETT Certified Wood Stove and New Heat Pump that is Not Only Effective for a Third Source of Heat but Also Keeps You Cool in those Hot - Humid Summer Days!
- ✓ Well Positioned on the Very Famous Rice lake to Enjoy Some of the Best Fishing and Water Sports, and the Ability to Travel Around the World with the Trent Severn System
- ✓ Conveniently Located to have Schools, Parks, Trails, Roseneath, Alderville and Much More, Right in Your Back Yard
- ✓ Trade in Your Status Quo and Welcome Home to Your Very Own Thin Slice of Heaven Located at 8745 Shearer Point Road!!