

Highlights, Overhauls and Upgrades Worth Mentioning:

- ✓ Straight out of a Fairytale, this Dynamic Utopic Setting Encompasses Everything Northumberland and is Positioned Perfectly to have Versatility, Flexibility and Infinite Options; **Welcome to THE 3362 Pioneer Road**
- ✓ Nearly 28-Acre Wonderland, Storybook Driveway and Precisely Perched to Enjoy Breathtaking Panoramic Views of the Rolling Hills of Northumberland
- ✓ STAIRWAY TO MAIN ENTRANCE REPLACED – Fall 2025 - Spring 2026
- ✓ Roof Ridge Caps Replaced Fall 2025
- ✓ Separate All Season Cabin Insulated with Separate Electrical, Outhouse and Liveable all Year Round
- ✓ Woodburning 6-Person Sauna Located by Cabin
- ✓ 2 Cold Plunge Tubs Located by Cabin
- ✓ Cabin Generates very Healthy Secondary Income through Airbnb
- ✓ 2 Woodburning WETT Certified Fireplaces
- ✓ Furnace Installed Brand New - 2012
- ✓ Main Level Ensuites Both Equipped with Jacuzzi Tubs
- ✓ Primary Suite Featuring its Very Own Walkout to Private Elevated Deck with Jaw Dropping Views and its Very Own Spa like 5-piece Ensuite
- ✓ Lower Level Complete with Radiant In-Floor Unit Making Home Super Efficient and Cost Effective
- ✓ NTI Commercial Grade on Demand Hot Water System
- ✓ Large Propane Tank Owned with Line for BBQ to Upper Elevated Deck
- ✓ Brand new Beachcomber 6 Person Hot Tub Purchased March 2025
- ✓ Generator Panel Separate from Main 200 AMP panel
- ✓ 50 AMP Generator in Garage (Has to be Plugged in and Switched to Generator Panel)
- ✓ 60 AMP Electric Car Charger Plug in Garage
- ✓ Fully Insulated and Finished Garage
- ✓ Samsung Washer and Dryer (with Steam Option - Roughed in Already) Purchased in 2025
- ✓ Sound Room/Family Room/4th Bedroom/Workshop/Home Business – Self Contained – Fully Sound Insulated
- ✓ Built-in Speaker System Roughed In and Installed Around House
- ✓ Security System for all Entrances
- ✓ Fire Alarm Connected to Fire Department
- ✓ Every Bedroom complete with Ensuite and Private Terrace, Balcony, Patio or Deck
- ✓ Chef's Kitchen with Two Separate Cooktops
- ✓ Wet Bar in Lower Level with Patio Walk-out, Breathtaking Panoramic Views
- ✓ Hot Tub Positioned on its Very own Deck to Enjoy the Serene Views of Northumberland Hills
- ✓ 6" Reinforced Concrete Wall Bunker
- ✓ Lawn Sprinkler System Installed 2023 (Front and Back of Main House)
- ✓ Outdoor RV Canopy in Driveway Built in 2023 Equipped with Electrical Outlet
- ✓ Outdoor Storage/Parking Canopy Built in 2022
- ✓ Outdoor Well for Watering the Grounds Equipped with Agricultural Grade Pump Installed 2025 (\$4000 value)
- ✓ Hose Outlets Located All Around Property Grounds
- ✓ Treehouse Located by Cabin
- ✓ Storage Shed for Gardening Equipment
- ✓ Firewood Shed and 4 Outdoor Firepits Scattered Around Property
- ✓ House was Built by a Master Builder from Cobourg area and Known for Quality of Homes Built
- ✓ Most Wood Used in the Construction of the Home was Milled on Site
- ✓ Flooring Boards on Upper Level Milled on Site and All Trusses Hand-Built on Site
- ✓ A Seemingly Hallowed Park-Like Setting with a Magical Flowing Stream Dissecting the Grounds, Bridges and Trails. An Unmatched Serene and Tranquil Setting that Will be Hard to Find Anywhere Else!
- ✓ Located Moments Outside the Desirable Community of Baltimore with Wonderful Schools, Parks, Recreation Center and More.
- ✓ A Short Drive to 401, Lake Ontario, The Lovely Town of Cobourg, with the Abundance of Amenities it has to Offer
- ✓ Welcome to Your New Hallmark Home - A Property and Lifestyle that will have you Never Wanting to Leave -

Welcome to THE 3362 Pioneer Road

eXp Realty, Brokerage