

## **153 Ward Lane – Alnwick/Haldimand, ON K0K 2G0**

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

- ✓ Privately Positioned and Perfectly Perched on its 3.24 Acres
- ✓ 153 Ward Lane Provides Plenty of Possibility with a Plethora of Updates, Upgrades, Remodels and Renovations from Top to Bottom, Inside and Out
- ✓ The Lower Level was Completely Renovated in 2024 and is Quite Possibly the X-Factor to the Listing, Providing Flexibility to have Multi-Generational, In-Law Suite, Secondary Income and/or a Self-Contained Apartment with its Very Own Access-Entrance
- ✓ The Game Changer is the Remarkable 30' x 30' Detached Shop-Garage Built in 2024 Equipped with its Own 100 AMP Electrical Panel and 220 VAC Receptacle
- ✓ Hot Water Tank - 2023
- ✓ Shingles Installed Approx 8-10 Years Old - 2016
- ✓ Windows Replaced and Installed Brand New Approx 8-10 Years
- ✓ Propane Furnace Installed – 2020
- ✓ A/C Installed Brand New - 2020
- ✓ Primary Ensuite Remodelled and Renovated - 2025
- ✓ Powder Room 2-Piece on Main Level Updated - 2025
- ✓ Downstairs 3-Piece Bathroom Completed - 2024
- ✓ Lower-Level Living Room Renovation Completed - 2024
- ✓ 3<sup>rd</sup> Bedroom on Lower-Level Renovation Completed - 2025
- ✓ Washer, Dryer, Dishwasher and Stove Purchased Brand New Approx 4 Years - 2022
- ✓ Refrigerator and Deep Freezer Brand New Approx 9 Years Ago
- ✓ Furnace and Hot Water Pump Serviced in September - 2025
- ✓ Located Just Moments Outside of the Beautiful Village of Colborne, Lovely Hamlet of Grafton and a Short Drive to Cobourg, Lake Ontario and Highway 401
- ✓ Trade in Your Status Quo and Welcome Home to Your New Retreat Nestled Nicely in The Northumberland Hills – 153 Ward Lane!!