

## 3282 Williamson Road, Hamilton Township, ON K9A 4J7

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

- ✓ Dreamy Property, Desirable Location, Divinely Built Home and Definitely One of The Most Delightful Listings to Hit the Northumberland Market in All of 2026
- ✓ From the Time you Enter this **11.5-Acre Property** and Proceed Up the Fairytale Driveway and Set Eyes on the Pristinely Manicured Property that Could be Straight from a Magazine, You Will Know You Are Home; Welcome to the Dazzling Dapper Grounds of 3282 Williamson Road
- ✓ "The Heartwood House" Featured as a Stop on the Horizons House & Big Brothers and Big Sisters House Tours
- ✓ Steel Roof Installed 2012
- ✓ Brand New Propane Furnace Installed 2016
- ✓ Air Conditioner / Heat Pump Installed New 2019
- ✓ Propane Hot Water Heater new 2016 (Owned)
- ✓ Septic Pumped May 11, 2026 (Just in Time Sanitation - Invoice Available)
- ✓ UV Filter Installed May 2023
- ✓ Exterior Board and Batton Freshly Painted 2023
- ✓ Storybook / Fairytale Driveway Paved 2012
- ✓ Air Filter Replaced 2026 – Replaced Every 3 Months
- ✓ Culligan Water Softener System Installed October 2024 (Rental)
- ✓ Originally Designed and Built Precisely for Dr. Lawson with a Fine Tune Renovation Completed 2002
  - Home Renovation with Primary Suite Addition, Bathrooms, Kitchen, etc. Updated 2002
- ✓ Miriam Mouton Landscape Architect that Designed the Front and Backyard Hard and Soft Scaping
- ✓ John Shaw-Rimington Built the Phenomenal Three Dry Stone Walls on the Property
- ✓ Main Kitchen Fridge 2012, Oven 2023, Dishwasher 2014, Washer and Dryer 2015
- ✓ Phantom Screens on Both Sets of French Door Walkouts Provided on Main Floor
- ✓ Stereo Speakers in Den, Kitchen and Screened Porch Party Room
- ✓ Invisible Fence Buried Around Groomed Property
- ✓ Fiber Optic High Speed Internet Lines Trenched to House and Ready for Hook-Up Use
- ✓ House Windows and Doors Wired and Monitored by Alliance Security
- ✓ 3 Finely Finished Floors, 3 bedrooms, 3 Full Bathrooms, 2 kitchens, Multiple Walkouts, Porches, Decks, Balconies and an Abundance of Versatility for the Most Astute Buyer to Make this Masterpiece Their Very Own Sanctuary
- ✓ Soaring Vaulted Ceilings and a Grand Double Sided Field Stone Fireplace
- ✓ French Country Kitchen with 2 Buil-In Ovens, Countertop Range and Large Center Island Separating the Dueling Counters that Occupy Either Side of this Immaculate Space
- ✓ For Bigger Gatherings and Beyond the Custom Kitchen French Doors Enjoy Your One-of-a-Kind Epic Outdoor Dining Space / Party Room Complete with 2 Ceiling Fans
- ✓ **For Those Who Require Main Floor Living a West Wing Bedroom and Full 4-Piece Bathroom Await**
- ✓ The Spotlight of the Loft Space is The Primary Suite Offering Breathtaking Vaulted Ceilings, His and Hers Walk in Closets and a 5-Piece Ensuite Complete with Double Sink Vanity and Jacuzzi Tub
- ✓ Loft Office Space Walks Out to its Very Own Elevated Deck Space Offering Serene Panoramic Views
- ✓ **Lower Level Perfect for In-Laws or Multi-Generational Living** with Bedroom, Kitchen, Living Room w/ Fireplace, Theatre/Family/Rec Room/2nd Bedroom, 4-Piece Bathroom, Separate Entrance and an Array of Storage Options
- ✓ Be Blown Away While You Walk the Enchanting Grounds of this Rare Gem of a Property with Rock Fountains, Custom Quarry Stones, Pergola with Chandelier, Stone Patio, Flower Beds, Gardens, Landscaped Lightening, Valleys, Trails, Mesmerizing Sights and Sounds – All Truly Where and What Dreams Are Made Of
- ✓ Enjoy the Rolling Hills of Northumberland and Everything this Immaculate Area has to Offer

*Escape Your Existing Reality and Welcome Home to Your New Piece of Paradise, You Will Never Want to Leave!*