

4068 Lorne Hill Road

FEATURES & DETAILS:

- 2008 custom built Bungalow.
- 1,920 square feet of living space on the main floor.
- 12 acres (2 acres are professionally landscaped) treed lot.
- 2017 Gross Property Taxes - \$7,733.07
- Heated double attached garage.
- Engineered hand stained hardwood floors in the main floor common areas, wall to wall carpet and tile flooring throughout
- Spacious foyer / entrance with exposed wood beams.
- Large chef's style gourmet island kitchen with two toned colors. Features pot lights, granite countertops and backsplash, full functional island with apron style sink with traditional style pewter finish facet, built in stainless steel dishwasher, 2 modern pendant light fixtures over the island. Professional *Frigidaire* gas range stove with wall mount hood fan. Pull outs and soft close drawers. Butler pantry for extra storage and serving space.
- Spacious dining area open to the kitchen ideal for large family dinners.
- Great room features a gas fireplace with granite facing and wood mantel. Wall mount TV hook-up and built-in, with ample windows offering lots of natural light.
- Three piece bathroom with ceramic tile flooring, pedestal sink and corner shower.
- Large main floor laundry with soaker sink and folding station.
- Spacious back entrance with a large closet with access to the garage.
- Large seasonal sunroom (access off the dining room & access off deck) features wall to wall windows, wood burning fireplace with stone front, built in BBQ with stainless steel vent and prep station, views of the yard ideal for large family gatherings.
- Large master bedroom retreat fit for a king sized bed, features French doors, his and hers closets, wall to wall carpet, pot lights and wall sconce lighting and large bright window. Off the master bedroom is a deluxe 5 piece en-suite bathroom with his & hers vanity, free standing claw foot tub, a large shower with glass sliding doors and built-in linen storage.
- Also on the main floor is a 2nd bedroom that features French doors, large windows, 2 closet doors, wall to wall carpet and built-in shelving.
- Open stairwell to the lower level features cast iron and wood handrails.
- Full finished 1,920 sf. ft. lower level with ample storage, large bright windows and wall to wall carpet throughout. Spacious games area large enough for a pool table, large family room area with gas burning fireplace with stone front, built-in entertainment unit and built-in surround sound, large storage room under the stairwell, large wet bar with built in wine racks, granite countertops, refrigerator and tile flooring. Large mechanical / utility room with lots of space for storage.
- The lower level also features 2 generous sized bedroom and a full 4 piece bathroom with heated flooring. (Bedroom #4 features a walk-in closet).
- Beautiful landscaped yard, with custom *Barkman* stone patio with feature wall and built-in fireplace, pergola, bar/kitchen and outdoor smoker. Deck with hot tub (access off sunroom). Chlorine water (approx. 18' X 36') in-ground pool with ladder and 2 lounge ledges. Pool house with 3 piece washroom. At the front of the property there is a water feature and a large pergola.

ADDITIONAL FEATURES & DETAILS:

- Chain link fenced dog run (side of the garage)
- Storage sheds
- Electric Forced air HE furnace, heat recovery ventilator, central air conditioning
- Propane natural gas (2 tanks on rental)
- Central vac
- Sump pump (newer)
- Water well and septic tank and field
- Under-ground sprinkler system
- Alarm system
- Piled foundation
- 2 gas burning fireplaces and 2 wood burning fireplaces
- Composite exterior.
- Quiet and private rural setting mere minutes to the town of Bird Hill and all amenities.
- River East School Division.