



**\$674,900**

**MLS# 202525461**

**4 Bedrooms | 2 Bathrooms | 1,924 Sqft**

Nestled on a picturesque 35 acres just minutes from Birds Hill Park & a 15-minute drive to Oakbank, this beautiful acreage is located in horse country & offers the perfect blend of rural tranquillity & everyday convenience. Built in 2004, this warm and welcoming bungalow invites you to slow down and savour the joys of country living. The heart of the home is a cheerful country kitchen, complete with granite countertops, a brand-new microwave and plenty of cabinetry. Host dinners in the spacious dining room with easy access to your wrap-around deck. Cooks Creek runs along the eastern edge of the property, adding a peaceful, natural border. Whether it's evening bonfires, wildlife watching, or letting the kids roam free, this land offers the space to live a life full of connection with nature. Inside, enjoy cozy evenings in the finished rec room, complete with a charming wood-burning fireplace. Practical touches abound: a double attached garage that's insulated, drywalled, and even includes a water tap for easy clean-up, plus a massive 46 x 31 outbuilding with in-floor heat, ideal for everything from housing animals in comfort, toy storage or creating your dream workshop. Priced below assessed value. Features: Dishwasher, Dryer, Garage door opener, Garage door opener remote(s), Microwave, Refrigerator, Stove, TV Wall Mount, Washer, Water Softener, Window Coverings



For full listing details,  
please scan:



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Disclaimer: All information contained herein is deemed to be reliable however it is up to the buyer to do their own due diligence.

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