



RE/MAX CENTRE CITY REALTY INC., Brokerage

61 Aberdeen Drive Middlesex Centre Coldstream Ontario

\$1,249,900

Custom-built home in the desirable Hawk's Ridge neighbourhood, set on just under an acre and surrounded by mature trees for excellent privacy. This well-maintained property, owned by the original owners, includes an attached oversized garage with basement entry, as well as a matching all-brick 26' x 24' detached insulated garage/workshop. The main level offers approximately 1,700 sq. ft. of functional living space with generous principal rooms and hardwood flooring throughout most areas. A large foyer leads to a formal dining room and a warm, inviting family room featuring vaulted ceilings and a gas fireplace. The updated eat-in kitchen includes quartz countertops and a bright dining nook with terrace doors on both sides-one opening to a covered patio, the other to a flagstone patio with landscaped beds and a cedar gazebo. The spacious primary bedroom includes a walk-in closet and a refreshed 3-piece ensuite. The second main-floor bathroom was also updated within the past 10 years including granite Countertops. A front office provides an ideal workspace and can easily be converted into a third main-floor bedroom if needed. The main-floor laundry is conveniently located just off the garage. Crown moulding in many rooms adds a classic finishing touch. The lower level features a large L-shaped family room, a 2-piece bathroom with rough-in for a future shower, and additional unfinished areas offering potential for an extra bedroom. A workshop area leads to a large cold room located under the front porch. This home offers character, thoughtful extras, and has been maintained with pride by the original owners (id:6769)

Family room 9.49 m X 7.8 m

Bathroom 2.33 m X 2.33 m

Utility room 1.92 m X 4.72 m

Workshop 9.49 m X 2.62 m

Cold room 4.98 m X 1.9 m

Other

Family room 9.74 m X 6.27 m

Kitchen 6.48 m X 3.71 m

Bedroom 5.32 m X 3.71 m

Bathroom 2.84 m X 2.51 m

Bedroom 3.34 m X 3.49 m

Bedroom 1.50 m X 1.50 m

Listing Presented By:



Originally Listed by:

RE/MAX CENTRE CITY REALTY
INC.



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks LePage, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Foyer 2.91 m X 1.87 m

Bathroom 2.39 m X 1.62 m

Dining room 3.49 m X 3.42 m

Laundry room 2.6 m X 2.5 m