



RE/MAX CENTRE CITY REALTY INC., Brokerage

61 Aberdeen Drive Middlesex Centre Coldstream Ontario

\$1,199,900

Custom-built all-brick bungalow located in the desirable Hawk's Ridge community on one of the largest lots in the subdivision. Set on a private, treed lot of just under one acre, this well-maintained home offers quality construction, a functional layout, and plenty of indoor and outdoor space. The main floor offers approximately 1,700 sq. ft. with spacious principal rooms and hardwood flooring throughout most of the level. A welcoming foyer leads to the formal dining room and a bright family room with vaulted ceilings and a gas fireplace. The updated eat-in kitchen features quartz countertops, ample cabinetry, and a dining area with terrace doors leading to both a covered patio and a flagstone patio with landscaped gardens and a cedar gazebo. The primary bedroom includes a walk-in closet and an updated 3-piece ensuite. A second full bathroom has also been renovated with granite countertops. A front office provides an ideal work-from-home space and could easily be used as a third bedroom. Main-floor laundry is conveniently located just inside the oversized attached garage, which also offers direct access to the basement. In addition to the attached garage, the property includes a matching 26' x 24' insulated detached garage/workshop, providing excellent space for hobbies, storage, or additional vehicles. The finished lower level features a large L-shaped recreation room, a 2-piece bathroom with a rough-in for a future shower, a workshop area, a large cold room beneath the front porch, and unfinished space with the potential to add another bedroom or additional living area. Located in an established neighbourhood, this home offers a private setting, flexible living space, quality construction, and plenty of room for storage, hobbies, or future expansion. (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 4.8 m X 4.8 m

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 2.5 m

Bedroom 1.50 m X 1.50 m

Listing Presented By:



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INC.



Royal

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Other	6.3 m X 4.7 m	Bedroom	3.31 m X 3.49 m
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