

26113 Hillside Road Birds Hill

$1,250,000

Rarely available backing onto Birds Hill Park. Stunning 2348sqft 3bdrm+den 2.5bthrm custom built home features a 40x80shop w/infloor heat,office & 3pc bthrm, 24x36machine shop & 1780sqft of outbuilding storage/barn space situated on 12.41acres. Step inside to sunken living rm w/soaring 18' ceilings, south facing picture wndws & stone facing wood fireplace.Formal dining is open to the kitchen w/garden dr to the 3 szn cedar snrm.Kitchen offers plenty of counter/cabinet space, granite sink & all SS appliances incl.Main flr office, 3pc bthrm & access to your 24x24 insulated & drywalled dbl att garage w/loft perfect for storage or man cave.Upstairs offers 3 spacious bdrms w/ample closet space incl the primary w/vaulted ceilings, his/her closet & a jack & jill ensuite.Bsmt boasts dri-core flring, wet bar, den, remodelled 2pc bthrm & plenty of storage. Addtl upgrades: hi eff furnace & ac, Iron remover '25, water softener'25, new well '25, pressure tank '25, septic field pump '25, PVC triple pane wndws throughout, newer architectural shingles,18x26 interlocking patio, fenced front yard, garden + chain linked grassed area 120x140, 16' overhead shop dr, endless hiking & horse trails right out your back door.

Living Room 24 x 12
Dining Room 13'20 x 12'70
Sunroom 9 x 17'80
Eat-In Kitchen 12 x 12'70
Office 7'80 x 11'50
Three Piece Bath 7'60 x 7'20
Primary Bedroom 11'80 x 21'50

Four Piece Ensuite Bath 6'80 x 12
Bedroom 12'10 x 12'10
Bedroom 12 x 14'50
Recreation Room 14'80 x 18'30
Two Piece Bath 4'90 x 6'30
Office 12'80 x 11

Listing Presented By:



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