



69041 PR 212 RD 30E Road Cooks Creek

\$979,900

Set on 55 picturesque acres in Cooks Creek, just minutes from Birds Hill Provincial Park, this exceptional property offers the ultimate blend of privacy, space, and versatility. The custom-built residence features soaring 9 and 10ft ceilings, a generous formal dining area, and a thoughtfully designed kitchen ideal for both everyday living and entertaining. A bright breakfast nook and inviting sunroom overlook the expansive deck, complete with a 12x24 pool, 7 person hot tub, and beautiful grounds that create a true backyard oasis. Upstairs above the garage, a fully outfitted theatre room with a wet bar provides the perfect setting for movie nights or hosting. The spacious primary retreat includes a luxurious 5 piece ensuite, while the home's total of 3 bedrooms and 4 bathrooms ensures plenty of room for family and visitors. The 44x48 heated and insulated shop has tall ceilings and 400-amp service. In addition on the property, there is a separate 20x60 modular home with 2 bedrooms, 2 bathrooms, and its own septic system (not included with list price, open for negotiation).

Living Room 18'42 x 13'92

Dining Room 11 x 18'50

Kitchen 14'67 x 14'83

Breakfast Nook 13'50 x 6'83

Primary Bedroom 14'33 x 17'75

Bedroom 10'75 x 11'50

Bedroom 10 x 10'25

Laundry Room 9'83 x 11'58

Five Piece Ensuite Bath

Two Piece Bath

Sunroom 14'08 x 14

Great Room 28'50 x 22'92

Four Piece Bath

Two Piece Bath

Listing Presented By:



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