

# ***FEATURES***

*475419 County Road 11, Amaranth*



*Schools: Centennial Hylands Public School or St. Benedict Elementary School, Centre Dufferin District High School or Robert F. Hall Catholic Secondary School*

## ***Features***

### ***Main House***

- 42.4 Acres
- Brick and Wood Exterior
- Freshly Painted
- 4 Bedrooms
- 3 Baths
- Covered Wrap Around Veranda
- Hardwoods and Tiled Floors on Main Level
- 9 Foot Ceilings on Main Level
- Great Room with Vaulted Ceiling and Pot Lights
- Great Room with Rough-In for Propane Fireplace
- Large Eat-In Kitchen with Centre Island with Breakfast Bar
- Built-In Wine Rack
- Granite Countertops
- Stainless Steel Appliances including Propane Range
- Tiled Backsplash
- Walk Out to Covered Veranda from Kitchen
- Master Suite With Ensuite, Walk-In Closet & Garden Doors to Deck
- Luxurious 5 Piece Ensuite with Tiled Walk-In Shower & Rain Shower Head, Double Vanities, Jetted Soaker Tub
- Main Level Laundry
- Lower Level Walk-Out Basement
- Lower Level Family Room With Double Sided Fireplace
- Oversized Storage Room
- Workshop Area
- Fenced, In-Ground, Heated Salt Water Pool with Cabana
- New Pool Pump 2017

# ***ADDITIONAL FEATURES***

*475419 County Road 11, Amaranth*



## ***Main House Continued***

- **Power to Pond**
- **Walking Trails Through Managed Forest**
- **Invisible Fence for Pets**
- **3 Car Garage with Separate 100 Amp Electrical**
- **Electric Garage Door Openers x 3**
- **Drive Shed**
- **Geothermal Heating**
- **Central Air Conditioner**
- **Water Softener Owned**
- **Hot Water Tank Owned**
- **VanEE Air Exchanger**
- **200 Amp Electrical in Main House**
- **Propane Tank Rented \$95/year with Bryan's Fuel**
- **Hot Tub Does Not Work**

## ***Self Contained Granny-Flat***

- **Private Parking**
- **Kitchen with Stainless Steel Appliances & Walk-Out to Yard**
- **Open Concept Living Room & Dining Room**
- **Living Area With Stone Propane Fireplace**
- **Vaulted Ceiling in Living Room with Large Picture Window**
- **2 Bedrooms**
- **Master with Semi-Ensuite 3 Piece Bath**

***Mike & Sheila Mullin***  
***Cheryl Hagymasy\****

*Sales Representatives*  
*\*Licensed Assistant to Mike Mullin*

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