

	<b>9483 Blake Rd</b> <b>Port Hope Ontario L0A 1B0</b> Port Hope Rural Port Hope Northumberland SPIS: N Taxes: \$8,586.50 / 2023 <span style="float: right;"><b>DOM: 0</b></span>	
	Detached Link: N Bungalow-Raised  Lot: 0 x 25 Acres Irreg: Managed Forest Dir/Cross St: Ganaraska Rd / Hillcrest Rd	Front On: E Acre: 25-49.99

MLS#: X6767428

Contract Date: 8/24/2023

PIN#: 510520235

Possession Remarks: TBA

Kitchens: 1 + 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Other A/C: Central Air Central Vac: Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:	Exterior: Stone / Vinyl Siding Drive: Private Gar/Gar Spcs: Attached / 3.0 Drive Park Spcs: 9 Tot Prk Spcs: 12.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Wooded/Treed	Zoning: Cable TV: Hydro: Gas: Phone: Water: Well Water Supply: Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:
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#	Room	Level	Length (m)	Width (m)	Description
1	Great Rm	Main	4.78	x 7.24	Cathedral Ceiling Clerestory Fireplace
2	Dining	Main	4.85	x 3.22	Open Concept Pot Lights W/O To Patio
3	Kitchen	Main	5.60	x 3.92	Coffered Ceiling Centre Island Pantry
4	Prim Bdrm	Main	4.85	x 4.15	W/I Closet 5 Pc Ensuite W/O To Patio
5	2nd Br	Main	3.67	x 3.44	Crown Moulding Large Closet Picture Window
6	3rd Br	Main	3.50	x 3.44	Crown Moulding Large Closet Picture Window
7	Games	Bsmt	6.59	x 8.58	Pot Lights 2 Pc Bath W/O To Patio
8	Exercise	Bsmt	12.56	x 8.51	Crown Moulding Window Walk-Out
9	Media/Ent	Bsmt	7.34	x 4.63	Pot Lights Window Built-In Speakers
10	Rec	Bsmt	6.59	x 6.76	Pot Lights Large Window Breakfast Bar
11	Kitchen	Bsmt	5.07	x 5.72	Eat-In Kitchen Pot Lights Stainless Steel Appl

**Client Remks:** Experience the ultimate luxury and serenity in this magnificent custom-designed estate home on 25 acres of natural beauty. This one-of-a-kind property is special with magnificent trails all thru out the property for walking, ATV, horse back riding, cross country skiing and snow shoeing. A true naturists paradise leading to a stunning executive walkout bungalow with high-end finishes and meticulous attention to detail. Marvel at the breathtaking views from every window of your home surrounded by the pristine Ganaska forest. This property offers complete privacy and tranquility, as well as modern amenities such as STARLINK high-speed internet, geothermal heating, generator backup and roughed in radiant flooring all thru out and outfitted with ethernet hardwire cabling. Outdoor summer and winter recreation is nearby with Brimacombe for the skiing enthusiasts, Ganaraska trails for the hikers, Ganaraska Snowmobile Club and Rice Lake Marina minutes to 407 and 115.

**Extras:** STARLINK high-speed internet, geothermal heating, generator backup and roughed in radiant flooring all through out, built-in speakers, primary ensuite with steam shower

**Listing Contracted With:** KELLER WILLIAMS ENERGY LEPP GROUP REAL ESTATE Ph: 905-428-8100