

\$1,099,900 - 145 Homewood Avenue, Trent Hills

MLS® #40773915

\$1,099,900

2 Bedroom, 2.00 Bathroom, 1,393 sqft

Single Family on 0.13 Acres

Hastings Village, Trent Hills, Ontario

Waterfront living on municipal services - best of both worlds! Beautifully maintained & upgraded 2008 Brick/Stone bungalow on the Trent River, enjoy miles & miles of lock free boating on the Trent Severn Waterway between Hastings & Peterborough and some of the most sought after fishing areas on the TSW! This thoughtfully designed property is super low maintenance allowing you more time to enjoy boating/swimming/fishing/water sports & the many amenities nearby - hop on the Trans Canada Trail or head over to Hastings Field House around the corner for a workout, tennis +++. Extra large deck overlooking the water features a built in firepit table, built in motorized awning, built in BBQ, as well as a large SwimSpa - perfect for swimming in the summer or relaxing use as a hot tub in the winter. Enjoy the sunsets or watch the game on your outdoor TV as well! Aluminum dock, armour stone at the shoreline, stone patio, trex deck surface, and stunning roadside landscaping as well with beautiful pavers, armour stone & artificial grass, exterior soffit lighting all the way around the home - no detail overlooked! Inside you'll find a spacious foyer, large kitchen with island, formal dining area, great room with vaulted ceiling with potlights - all designed to maximize water views. Spacious primary bedroom with ensuite & walk-in closet as well as a large second bedroom, 2 full baths, the convenient laundry/mud room goes through to the garage where you'll even find an EV Charger already



installed! Clean insulated concrete crawl space for extra storage/utility. Forced air natural gas furnace, central air, central vac. Gorgeous home & property offering a relaxing lifestyle with all amenities right there and super easy Hwy access! (id:6289)

Built in 2008

Essential Information

Listing #	40773915
Price	\$1,099,900
Bedrooms	2
Bathrooms	2.00
Square Footage	1,393
Acres	0.13
Year Built	2008
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	145 Homewood Avenue
Subdivision	Hastings Village
City	Trent Hills
Province	Ontario
Postal Code	K0L1Y0

Amenities

Amenities	Beach, Marina, Park
Utilities	Cable, Electricity, Natural Gas
Features	Automatic Garage Door Opener
Parking Spaces	5
Parking	Attached Garage
# of Garages	1
View	River view
Is Waterfront	Yes
Waterfront	Waterfront on river

Interior

Appliances Central Vacuum, Dishwasher, Washer, Microwave Built-in, V
Heating Natural gas Forced air
Cooling Central air conditioning
of Stories 1
Has Basement Yes

Exterior

Exterior Brick, Stone

Listing Details

Listing Office RE/MAX Rouge River Realty Lt



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