

# \$2,728,888 - 24410 Thorah Park Boulevard, Brock

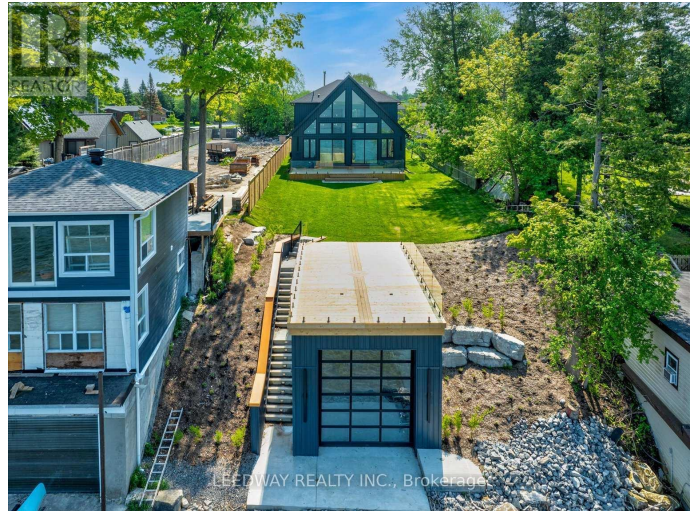
MLS® #N12180036

**\$2,728,888**

4 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

Rural Brock, Brock, Ontario

ALL BRAND-NEW FURNITURE IS INCLUDED IN THE PRICE. Don't miss out on this one-of-a-kind Custom-built Tarion warranted waterfront property with newly constructed boathouse! Walk through the beautifully stained fiberglass front door into the spacious foyer accented by 48" porcelain tiles. The Foyer opens out to the awe-inspiring great room/kitchen combo filled with natural sunlight pouring through the floor-to-ceiling high windows. Great room boasts soaring 24ft vaulted ceiling and wood clad ridge beam! A 3-sided 5ft Marquis fireplace dressed in Marrakesh Wall paint complements the great room. Chef's custom kitchen boasts high quality quartz counters and backsplash, high-end appliances, large 4x9ft center island, and a slide-out and a walk-in pantry. Main floor offers 2 ample sized bedrooms, laundry, spa-inspired 4pc washroom & access to garage. Principal bedroom is equipped with a luxurious 5pc ensuite, walk-in closet with French doors and custom closet organizer. The second bedroom has a 3pc ensuite. Both the bedrooms have huge custom designed glass panes offering magnificent views of the lake! Walking out of the great room 8' tall sliding doors, you are greeted with a massive deck with a diamond insignia. The deck is equipped with a built-in gas BBQ with an outdoor fridge. A set of cascading stairs takes you down to the lush back yard and second massive diamond deck. The second deck sits atop the 16'x30' boathouse which has a



massive 11' high door and a 60-amp subpanel. The boathouse is drywalled and finished. The fully finished basement includes and entertainment room and an exercise room. Other notable highlights: electric car charger rough-in in garage, water treatment equipment, water softener, hot tub rough-in, pot lights throughout, high end Riobel plumbing fixtures, smart thermostat, alarm system (monitored option), and a camera surveillance system. (id:6289)

Essential Information

|           |               |
|-----------|---------------|
| Listing # | N12180036     |
| Price     | \$2,728,888   |
| Bedrooms  | 4             |
| Bathrooms | 3.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |

Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 24410 Thorah Park Boulevard |
| Subdivision | Rural Brock                 |
| City        | Brock                       |
| Province    | Ontario                     |
| Postal Code | L0K1A0                      |

Amenities

|                |                                                   |
|----------------|---------------------------------------------------|
| Amenities      | Hospital, Schools, Fireplace(s)                   |
| Utilities      | Cable, Electricity                                |
| Features       | Sloping, Carpet Free, Sump Pump                   |
| Parking Spaces | 8                                                 |
| Parking        | Garage                                            |
| # of Garages   | 1                                                 |
| View           | View, View of water, Lake view, Direct Water View |
| Is Waterfront  | Yes                                               |
| Waterfront     | Waterfront                                        |

## Interior

|                 |                                                                                                                                                                           |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Garage door opener remote(s), Water Heater, Water softener, Water purifier, Blinds, Dishwasher, Dryer, Furniture, Microwave, Stove, Washer, Water Treatment, Refrigerator |
| Heating         | Natural gas Forced air                                                                                                                                                    |
| Cooling         | Central air conditioning                                                                                                                                                  |
| Fireplace       | Yes                                                                                                                                                                       |
| # of Fireplaces | 1                                                                                                                                                                         |
| # of Stories    | 2                                                                                                                                                                         |
| Has Basement    | Yes                                                                                                                                                                       |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior          | Stone, Vinyl siding          |
| Exterior Features | Landscaped                   |
| Lot Description   | 50 x 251.4 FT under 1/2 acre |
| Foundation        | Poured Concrete              |

## Listing Details

Listing Office LEEDWAY REALTY INC.



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