

\$964,900 - 269 Hillside Drive, Trent Hills

MLS® #X12197708

\$964,900

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Rural Trent Hills, Trent Hills, Ontario

Welcome to your dream retreat just outside the charming town of Campbellford on Meyers Island, only 1.5 hours from Toronto, yet a world away from the hustle and bustle. This fully renovated 4-bedroom, 2-bathroom waterfront home sits on the serene banks of the Trent River, part of the iconic Trent-Severn Waterway. Whether you're a boating enthusiast, nature lover, or someone simply craving peace and beauty, this location offers it all stunning panoramic views, calm waters perfect for boating, swimming, fishing, and endless opportunities to explore Ontario's most scenic waterways. Step inside and be instantly impressed by the open-concept gourmet kitchen and living area, where natural light floods through expansive windows, creating an airy, sophisticated space with breathtaking river views. At the heart of the living room is a gas stove, adding warmth and ambiance perfect for cozy evenings year-round. High-end finishes, stylish design, and attention to detail make this home as functional as it is beautiful. Off the main living area, a cozy sunroom awaits ideal as a reading nook, serene home office, or yoga space with direct access to your spacious riverside deck, perfect for morning coffee or evening wine as the sun sets over the water. The primary suite offers a private sanctuary, complete with a modern 3-piece ensuite. Downstairs, you'll find a fully finished lower level featuring a fourth bedroom and two additional living spaces customize them as a



family room, games lounge, gym, or guest suite...the possibilities are endless. Outdoors, enjoy a double car garage for all your toys, plus a separate shed for tools and storage ideal for both full-time living or weekend escapes. Located just minutes from Campbellford's charming shops, restaurants, and cafes, as well as the famous Doohar's Bakery, Empire Cheese Factory, and scenic Ferris Provincial Park, this property combines rural tranquility with small-town charm and convenience. Luxury. Lifestyle. Location.
(id:6289)

Essential Information

Listing #	X12197708
Price	\$964,900
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	269 Hillside Drive
Subdivision	Rural Trent Hills
City	Trent Hills
Province	Ontario
Postal Code	K0L1L0

Amenities

Amenities	Fireplace(s)
Utilities	Electricity
Features	Wooded area, Irregular lot size, Flat site
Parking Spaces	6
Parking	Detached Garage, Garage
# of Garages	2
View	View, River view, Direct Water View

Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Water softener, Water Treatment, Dishwasher, Dryer, Freezer, Stove, Washer, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Wood
Exterior Features	Landscaped
Lot Description	104 x 362 FT
Foundation	Block

Listing Details

Listing Office	ROYAL LEPAGE PROALLIANCE REALTY
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