

\$1,599,900 - 187 Kildeer Lane, Selwyn

MLS® #X12354778

\$1,599,900

5 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Selwyn, Selwyn, Ontario

Experience rural living at its finest in this professionally custom-built 2019 modern farmhouse. Over 3,000 sq ft of quality craftsmanship situated on 3 acres of land in the sought-after Windward Sands waterfront community along Pigeon Lake. This expansive home features 5 bedrooms plus a den & 3.5 bathrooms. The center of the home features a remarkable 4 storey oak staircase & offers plenty of natural light throughout. Enjoy cooking in chef-inspired kitchen with gas range, farmhouse sink, wine fridge, granite countertops, & soft-close custom cabinetry. Host family gatherings indoors in the open concept layout or outdoors on the fully covered wrap around deck. Upstairs the primary suite includes a spa-style ensuite with dual shower heads, double vanity, & private balcony where you can watch the sunrise with a cup of coffee. The third floor is equipped with an in-law suite with 1 bedroom, office, full bath & additional private living quarters. The lower level features a den, natural gas furnace & awaits your final touches. The low maintenance exterior is covered in quality Hardie Board siding, has an ICF foundation & offers a 30' x 26' garage with oversized 8' x 9' doors. Keep your family & pets safe in the fully fenced yard with a private gate. Take part in the exclusive Windward Sands community with lake access, boat launch, 2 waterfront parks with paddle boards & beach. Community events include a Canada Day celebration with fireworks, annual corn roast, potlucks & a shared library - all for just



\$100/year (or \$250/year with dock). Create lasting memories on your own private piece of land with the privilege of waterfront community living. Only 1.5hr from the GTA and 20 minutes to Peterborough. (id:6289)

Essential Information

Listing #	X12354778
Price	\$1,599,900
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	187 Kildeer Lane
Subdivision	Selwyn
City	Selwyn
Province	Ontario
Postal Code	K0L1T0

Amenities

Amenities	Beach, Park, Separate Heating Controls
Utilities	Cable, Electricity, Wireless, Electricity Connected, Natural Gas Available
Features	Flat site, Lighting, In-Law Suite
Parking Spaces	22
Parking	Attached Garage, Garage
# of Garages	2
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Garage door opener remote(s), Water Heater - Tankless, Water Heater, Water Treatment, Dishwasher, Dryer, Stove, Washer, Window Coverings, Wine Fridge, Refrigerator
Heating	Natural gas Forced air

Cooling	None
# of Stories	3

Exterior

Exterior	Hardboard
Exterior Features	Landscaped
Lot Description	336 x 419.9 FT 2 - 4.99 acres
Foundation	Insulated Concrete Forms

Listing Details

Listing Office	CENTURY 21 UNITED REALTY INC.
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