

\$1,589,900 - 234 Boeve Lane, Alnwick/haldimand (grifton)

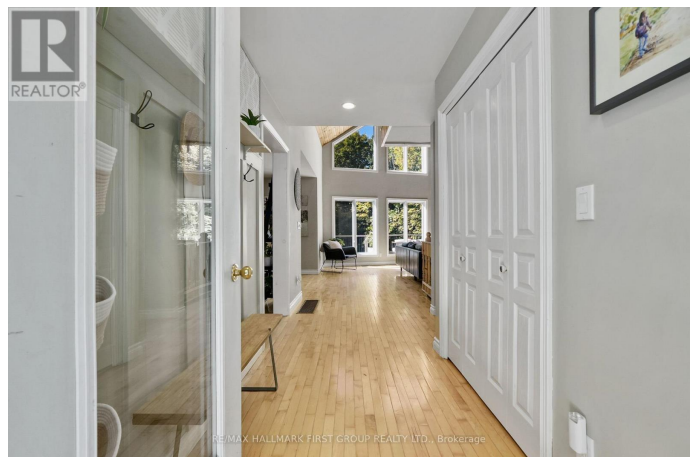
MLS® #X12409000

\$1,589,900

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Grafton, Alnwick/haldimand (grifton), Ontario

Nestled on 99 private acres just north of Grafton, this meticulously maintained forest retreat offers unparalleled privacy, natural beauty, and versatile living with a separate in-law suite. The Viceroy-style home is designed to capture the beauty of its surroundings, with floor-to-ceiling windows that flood the great room with natural light while offering breathtaking views. A cozy fireplace and wood-clad cathedral ceiling create an atmosphere of warmth and comfort. The open-concept kitchen and dining area seamlessly extend outdoors through convenient walkouts, blending indoor and outdoor living. The kitchen features a central island with raised breakfast bar, stainless steel appliances with matching hood vent, and a dedicated coffee bar. Just off the kitchen, a sunroom provides the perfect spot to enjoy quiet mornings in any weather. The main floor hosts a spacious primary suite with walkout access and private ensuite, along with a second bedroom, full bathroom, and main floor laundry. Upstairs, an airy loft is outfitted with built-in desks and daybeds, ideal for work or guests. The fully finished lower level offers versatile living and entertaining space, including a bright recreation room with stove-style fireplace, a large bedroom with ensuite and patio doors, a den/office, and a full theatre room designed for family movie nights or gatherings with friends. Step outside to



enjoy multiple outdoor retreats: a spacious second-level deck for lounging or al fresco dining, a covered lower-level patio, and a fenced yard area designed for four-legged family members, complete with deck, fire pit, and lush landscaping for added privacy. The home includes an attached two-bay garage and an impressive 3,072 sq. ft. workshop featuring a finished loft in-law suite with full bathroom and private deck. Beyond the home, the property reveals a pond with observation deck and dock, forested trails, clearings, and countless spaces to explore and enjoy.

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Essential Information

Listing #	X12409000
Price	\$1,589,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	234 Boeve Lane
Subdivision	Grafton
City	Alnwick/haldimand (grifton)
Province	Ontario
Postal Code	K0K2G0

Amenities

Amenities	Fireplace(s)
Utilities	Electricity
Parking Spaces	14
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Dishwasher, Dryer, Furniture, Garage door opener, Water Heater, Microwave, Stove, Washer, Window Coverings, Wine Fridge, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Lot Description	1077.8 x 2948.2 FT 50 - 100 acres
Foundation	Block

Listing Details

Listing Office RE/MAX HALLMARK FIRST GROUP REALTY LTD.



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