

# \$1,750,000 - 44 Rayburn Meadows, East Garafraxa

MLS® #X12436658

**\$1,750,000**

4 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

Rural East Garafraxa, East Garafraxa, Ontario

Pride of ownership, meticulously maintained, loads of updates & an entertainers dream are just some words to describe this fantastic bungalow in peaceful Rayburn Meadows. Outside, situated on 1.2 acres, you'll find a lawn like a golf course, manicured perennial gardens, stone walkway, covered front porch, tree lined driveway with parking for 10+ vehicles plus insulated 3 car garage & huge side yard for outdoor activities. It gets even better in the back yard oasis, with a gorgeous 18X36 inground saltwater pool (steps in shallow & deep end), lg back deck for outdoor dining, stone patio areas for relaxing, more gardens, pool house & towering mature trees. Upon entering the large foyer w/slate flooring, you'll notice the bright & airy main floor boasting 9 ceilings, newer honed oak hardwood flooring throughout, new oak/wrought iron railing, & updated lighting. The flow of the upper level is amazing! A formal dining rm leads to a main floor office/den. For entertaining friends & family-the open concept living room overlooking backyard features fireplace w/stone surround combined w/newer custom Barzotti kitchen that walks out to deck with huge center island with plenty of seating, granite counters, floor to ceiling cabinets w/lighted accents, pot drawers, backsplash, undermount lighting, stainless steel appliances, & more cupboard space you could ask for. 3 spacious bdrms, all with double closets, 4 pc main bath & primary 4-piece ensuite both with new vanities/granite



counters. Large mudrm/laundry rm w/shelving, b/i cabinets access to the 3-car garage. The fully finished lower level has another large bedroom, exercise room (or guest bedroom), 4 pc bath, pot lights, AG windows for loads of natural light, & for even more entertaining space or a teenager retreat, a massive games rm & cozy theatre rm w/sound system & yet another gas fireplace w/stone surround. 44 Rayburn is a perfect home for any large family with plenty of updated usable space for everyone - inside and out! (id:6289)

Essential Information

|           |               |
|-----------|---------------|
| Listing # | X12436658     |
| Price     | \$1,750,000   |
| Bedrooms  | 4             |
| Bathrooms | 3.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |
| Style     | Bungalow      |

Community Information

|             |                      |
|-------------|----------------------|
| Address     | 44 Rayburn Meadows   |
| Subdivision | Rural East Garafraxa |
| City        | East Garafraxa       |
| Province    | Ontario              |
| Postal Code | L9W7E7               |

Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | Fireplace(s)            |
| Features       | Flat site, Sump Pump    |
| Parking Spaces | 13                      |
| Parking        | Attached Garage, Garage |
| # of Garages   | 2                       |
| Has Pool       | Yes                     |
| Pool           | Inground pool           |

## Interior

|              |                                                                                                                                                     |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Garage door opener remote(s), Water softener, Water Treatment, Blinds, Dishwasher, Dryer, Freezer, Microwave, Hood Fan, Stove, Washer, Refrigerator |
| Heating      | Natural gas Forced air                                                                                                                              |
| Cooling      | Central air conditioning, Air exchanger                                                                                                             |
| Fireplace    | Yes                                                                                                                                                 |
| # of Stories | 1                                                                                                                                                   |
| Has Basement | Yes                                                                                                                                                 |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior          | Brick           |
| Exterior Features | Landscaped      |
| Lot Description   | 332.7 x 162 FT  |
| Foundation        | Poured Concrete |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | ROYAL LEPAGE RCR REALTY |
|----------------|-------------------------|



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