

\$1,559,900 - 14 Ferguson Hill Road, Brighton

MLS® #X12446526

\$1,559,900

5 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Rural Brighton, Brighton, Ontario

Welcome to 14 Ferguson Hill Road a one-of-a-kind hilltop retreat set on 10+ ultra-private acres with panoramic views of the countryside, sunrises, and sunsets. Located just minutes from Hwy 401 and only 75 minutes to Toronto or Kingston, this custom-built home with a non traditional layout, blends high-end design, energy efficiency, and incredible lifestyle potential. From the 7 large apples trees yielding fruit, allowing you to explore the potential of small batch cider making to being presented with the opportunity of having a small farm (livestock, trees or crop), this dreamy property is a peaceful rural escape opens a world of possibilities from hobby farming to the perfect work-from-home setup with breathtaking views. Inside, you'll find 2+2 bedrooms, 3.5 baths, and premium finishes throughout. Radiant heated white oak floors, soaring 20-ft cathedral ceilings, and R-33 insulated concrete walls provide warmth and comfort, while exposed steel beams and 9-ft ceilings highlight the home's craftsmanship. The chefs kitchen features Italian quartzite countertops, GE Cafe matte white appliances, a farmhouse sink, and copper prep sink on a large island with a pot filler. Upstairs, the principal suite offers a 5-pc bath and peaceful vistas. A second bedroom and flexible bonus space suit multiple uses. Downstairs includes two additional bedrooms, a 3-pc bath, and a spacious rec room with a full wet bar and access to a covered patio with gas BBQ hookup perfect for entertaining. The



garage features radiant heated floors and a 600+ sq. ft. self-contained studio with kitchenette and 3-pc bath, perfect set up for parents, in laws or grown children. Grow your own food, explore income (or enjoyment) generating ventures on the land, travel to nearby farm-to-table markets, or simply enjoy the vibrant local community. Amazing neighbours, top-tier mechanicals, and luxury in every detail this is more than a home, it's a lifestyle. Seller willing to do a VTB. (id:6289)

Essential Information

Listing #	X12446526
Price	\$1,559,900
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	14 Ferguson Hill Road
Subdivision	Rural Brighton
City	Brighton
Province	Ontario
Postal Code	K0K1R0

Amenities

Amenities	Separate Electricity Meters, Separate Heating Controls
Utilities	Electricity
Features	Rolling, Guest Suite
Parking Spaces	12
Parking	Attached Garage, Garage
# of Garages	2
View	View

Interior

Appliances	Garage door opener remote(s), Water Heater
Heating	Propane Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Stone, Concrete
Exterior Features	Landscaped
Lot Description	462 x 1295.7 FT ; Irregular 10 - 24.99 acres
Foundation	Insulated Concrete Forms

Listing Details

Listing Office RE/MAX HALLMARK EASTERN REALTY



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