

\$2,189,888 - 380 Adair Road, Stone Mills (stone Mills)

MLS® #X12452248

\$2,189,888

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

63 - Stone Mills, Stone Mills (stone Mills),
Ontario

Modern Riverside Masterpiece on the Salmon River. Experience contemporary luxury at its finest with this newly built, single-level home nestled along the tranquil Salmon River. Thoughtfully designed and meticulously crafted, this residence blends architectural precision with natural serenity creating a living experience that's as sophisticated as it is soothing. Step inside to discover soaring ceilings, exposed white beams, and polished heated concrete floors that radiate warmth and modern elegance. Every detail from the Douglas fir timber frame construction to the custom lighting that shifts the mood throughout the day has been curated for both comfort and character. The open-concept kitchen anchors the home, designed for effortless entertaining with its eat-in layout, hidden bar, and seamless connection to the main living space. Floor-to-ceiling windows capture sweeping river views while flooding the interior with natural light. The primary suite is a true retreat, featuring a spa-inspired ensuite overlooking the water, a STUV fireplace, and custom drapery for added privacy. Three additional bedrooms and two full bathrooms continue the home's standard of craftsmanship and refined design. Built to the highest standards, this home features: Metal-insulated wall system with ICF foundation, Three integrated heating systems (outdoor wood boiler, propane boiler, HVAC), Dual A/C units, HRV, and water-softening system, Roughed-in



options for pool and generator, Efficient high quality well and septic system, Two fireplaces including an open-flame design in the living room for added warmth and ambiance. Every element was considered from sound insulation to temperature control ensuring the home remains as energy-efficient as it is striking. Surrounded by nature yet close to everyday amenities, this property offers a rare combination of artistry, engineering, and contemporary luxury. A riverside sanctuary unlike any other. (id:6289)

Essential Information

Listing #	X12452248
Price	\$2,189,888
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	380 Adair Road
Subdivision	63 - Stone Mills
City	Stone Mills (stone Mills)
Province	Ontario
Postal Code	K0K3G0

Amenities

Amenities	Canopy, Fireplace(s)
Parking Spaces	10
Parking	Detached Garage, Garage
# of Garages	2
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Oven - Built-In, Range, Cooktop, Dishwasher, Dryer, Microwave, Oven, Hood Fan, Washer, Whirlpool, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1

Exterior

Exterior	Wood
Exterior Features	Landscaped
Lot Description	698.7 x 472.9 FT
Foundation	Concrete

Listing Details

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