

\$899,990 - 1097 Cheddar Road, Highlands East (cardiff Ward)

MLS® #X12466875

\$899,990

5 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Cardiff Ward, Highlands East (cardiff Ward),
Ontario

****Luxury Off-Grid Muskoka-Style Home on 17 Wooded Acres**** This stunning, newly constructed (2023) "Luxury Muskoka Style House" offers complete off-grid living on 17 wooded acres. While currently off-grid by choice, the property is conveniently located just 250m from the power lines on Hwy 118, making grid connection a straight forward option. ****Key Features:**** ***** Off-Grid Power System:**** A state-of-the-art 30KW solar panel system with 40KW batteries, installed in 2023, is complemented by a 15KW inverter, producing up to 30KW during peak summertimes. ****Backup Generators:**** The system includes a 22KW Generac propane generator with automatic switch and a 20KW Briggs & Stratton generator with remote operation. ****Superior Construction:**** Built with no expense spared, the home features ICF foundation walls, spray foam insulation with batts on top, and expansive bay windows on the west side for abundant natural light. ****Recent Upgrades:**** The current owners have invested significantly in recent upgrades, including: * House addition (\\\$90k) * Front and rear decks (\\\$70k) * Finished walk-out basement (\\\$30k) * Solar system installation (over \\\$100k) * New Generac generator (\\\$14k) A final inspection document is available for your review. ****Living Space:**** This two-story home with cathedral ceilings offers



1840 sq.ft. above ground, plus a 932 sq.ft. finished walk-out basement, for a total of 2772 sq.ft. of finished living space.**Nature and Location:**Enjoy abundant wildlife, including deer, wild turkey, and moose, on this property adjacent to100 acres of Crown Land. Numerous lakes and beaches are just minutes away. Escape the stresses of city life and reconnect with nature in this beautiful setting, with all essential amenities nearby:* 20 minutes to Bancroft (hospitals, shopping)* 15 minutes to Wilberforce (elementary school). (id:6289)

Essential Information

Listing #	X12466875
Price	\$899,990
Bedrooms	5
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1097 Cheddar Road
Subdivision	Cardiff Ward
City	Highlands East (cardiff Ward)
Province	Ontario
Postal Code	K0L1M0

Amenities

Utilities	Cable, Electricity, Wireless, Electricity Available
Features	Wooded area, Irregular lot size, Sloping, Ravine, Rolling, Partially cleared, Conservation/green belt, Wetlands, Lighting, Hilly, Carpet Free, Guest Suite, Sump Pump, Solar Equipment
Parking Spaces	8
Parking	No Garage

Interior

Appliances	Water Heater, Water purifier, Dishwasher, Dryer, Stove, Washer, Window Coverings, Refrigerator
Heating	Propane Forced air
Cooling	Air exchanger, Ventilation system
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Vinyl siding
Lot Description	1310 x 789 FT ; 49x232x36x191x580x303x789x1310x205 ft 10 - 24.99 acres
Foundation	Insulated Concrete Forms, Slab

Listing Details

Listing Office ROYAL LEPAGE FRANK REAL ESTATE



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