

TEN REASONS TO LOVE 410 COUNTY ROAD 35

1. THE DETAILS:

Watch for them! Carefully planned and thought out, these are the things that make this house a classic. Among them are: matte distressed poplar floors, high-quality wood windows, rustic trim and top-of-the-line ceramic tiles and hardwood floors throughout the lower level!

2. GUEST SPACES:

The second and third bedrooms are located in the lower level and are served by a shared spacious four-piece bathroom. Separated from the master suite upstairs, this design provides privacy and convenience for everyone!



3. SIDE ENTRANCE:

Here's a big plus: a back door and mudroom entrance that really works! With direct access from the deck or from the garage, this area comprises a generous hallway, a laundry room and a large powder room, all adjacent to the kitchen.

4. LOWER LEVEL:

With wonderful woodland and water views, this level provides very large and versatile spaces. As recreation and games room, they are terrific family spaces. Alternatively this level provides an opportunity for a separate and secluded home office.

As well, some of this space could be converted into extra bedrooms, if required.



5. **LOCATION:**

To the north, Highway 401 is just minutes away, and to the south are all of the shops and services of Picton...

6. **VIEWS**

...but from here, it's hard to tell! Watch the wildlife from the large windows or terraces, and enjoy the lazy passage of sailboats along the Reach. For sledding in the winter or swimming in the summer, this is your own private paradise.



7. **MECHANICALS:**

Here's the bonus of new construction: state-of-the-art heating, cooling, plumbing and electrical systems, and all new building components. Constructed with quality and integrity, this house was built to last!

8. **THE GAZEBO:**

This recent addition to the property takes full advantage of its waterfront setting and is the ideal spot for warm-weather entertaining. Its large stone terrace and commanding views will make it the centre of summer life here.

9. **WALK-OUTS:**

Another great design feature to gain the maximum benefit from this setting: access to decks or terraces from the dining room, the kitchen, the second bedroom and the master suite. Let the sun shine in!

10. **THE MASTER SUITE:**

Why would you ever leave? This generous space features a double door access to its own private deck, windows on two walls, large closets and its own sybaritic six-piece bathroom complete with separate water closet, linen closet, soaker tub and double-sink vanity. In a house full of remarkable spaces, this may be the one you enjoy the most...

