

# \$1,100,000 - 149 BOWYER Road W

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## Listing ID: 40598869

**\$1,100,000**

3 Bedrooms, 2 Bathrooms, 4.49 acres

Single Family

149 BOWYER Road W, Huntsville,  
Ontario, P1H2J4

New home under construction. INCLUDED 10K ALLOWANCE FOR APPLIANCES, 12X20 DECK WITH A METAL RAILING, 3K ALLOWANCE FOR WINDOW COVERINGS AND CLOSET SYSTEMS.

The country lot is 4.49 acres, private, fully treed close to Huntsville in a area of large private properties. It has a winding scenic 150ft driveway for a very private setting.

The land abuts a stream and has a treed forest at the back and around the house.

Pictures and 3D tour are of a recently completed home similar to the new build with the same floor plan and similar finishings. Upgrades and colour changes can be added based on the completion at the time of purchase. The house will have a high efficiency propane furnace, a HRV system and central Air conditioning.

Completion date summer 2024. Cathedral ceiling in the great room. Open concept layout featuring wide plank engineered hardwood and tile throughout. Full LED lighting, feature walls and stained false beams throughout, Designer custom kitchen and quartz countertops. Large entrance foyer and main floor laundry. Oversized molding both casing and baseboard. Electric fireplace in the living room. Two full 4-piece bathrooms. ICF foundation Tarion

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warranty. Basement is drywalled with electric outlets and a second electrical pony panel for easy finishing. See plans (attached) for exact measurements. Very close access to highway 11 and Huntsville. (id:50245)

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Listing Office:Re/Max Professionals North, Brokerage, Gravenhurst