



City Elegance, with country recreation

This understated country home offers elegant living, with all the recreational pleasures one could ask for on your own 50 acres. You have pastures for horses or cattle and a 30 X 60 steel barn with 5 oak stalls. 10 acres of mixed woods and water provide the best in paintball games, winter hockey on the pond or firewood for the 4 year old Wood/Oil combination furnace. Whether on country roads or your own land, the fun on your ATV is endless. Whatever your recreational pursuit you can find the space here without any sacrifice in the comforts of home.

4763 Petworth Road, Harrowsmith
\$345,000





The Tuscan Textured Entry offers a warm greeting with a one-of-a-kind custom finish. The Swedish Laminate flooring is built to offer years of good looks and durability. Upon entry you choose the Family Area or the Formal living room and the Second floor.

The Formal Living room offers a Custom built-in with a Napoleon Gas Fireplace, Large picture window and Brazilian Cherry Flooring. A perfect retreat with a glass of wine after a long day, and a roaring fire at the press of a button.



The Family room offers textured walls, nylon Berber carpeting and the heart of the household electronics system that includes indoor/outdoor stereo wiring, multiple satellite receivers and High Speed Wireless Internet.

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The Kitchen offers Cherry Cabinetry, new Alkyd Paint for ease of cleaning and stain resistance, Allure Onyx flooring and over \$5,000 worth of appliances including a Bosch Electronic Dishwasher and a Maytag Dual Oven Glass Top Range.

The corner counter offers a breakfast area for a busy household, a serving counter at the pass-through or for buffet style from the Dining Room. The recessed lighting accents the brightness from the large dining room windows and patio doors.

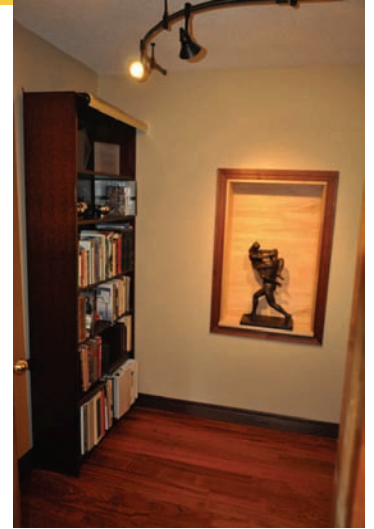


The 23' dining room offers a cathedral ceiling, large windows and patio doors to the deck, French doors to the family room, mahogany trim, recessed lighting and Frontenac Terra Cotta Tile Flooring

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The main floor den/study offers a private area in the heart of the home with Gaylord Jatoba Flooring, a mahogany recessed display alcove and mahogany trim throughout.



The main floor, 4 piece bath includes textured walls, ceramic floor and wall tiles with mahogany trim, unique copper faucets and accents and a large oval Mexican pottery sink featuring white calla lilies inset into a custom vanity.



The Second Floor Hallway features Gaylord Jatoba Brazilian Cherry Flooring, mahogany trim throughout, extensive storage, a second floor laundry and a unique work/play area.

4763 Petworth Road, Harrowsmith



The Master suite offers over 300 sq ft of Japanese Cherry flooring. The walk-in closet features a full Closetmaid Cherry built-in that will manage the largest wardrobe whether for city work or country recreation.

The shared en-suite features a double whirlpool, a granite top vanity with a recessed porcelain sink. The porcelain wall tiles cover all 4 walls including the walk in shower stall. The ceramic tile flooring completes the package.



Three additional bedrooms on the second floor provide lots of space for a growing family or overnight guests after a day of riding horses or ATV's, skating on the pond or just entertaining. Two of the bedrooms have Gaylord Jatoba Flooring.



1600 sq. feet of cedar decking and Lanark Slate patios offer the ultimate in outdoor living space. The Eastern White cedar deck, the Lanark Slate patios and the Limestone Flagstone provide 5 levels of living space for both unique appearance, privacy and entertaining options.

Two acres of lawns and gardens surround the house to offer all the comforts of country living with space for pursuits from badminton to soccer. A small man made pond is a home to goldfish and frogs, while the fountain adds to the outdoor ambiance.



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Whatever your recreational interests may be, your private 50 acres provide you with all the space you will require. 4 large fields of native grasses will pasture more than 20 head of cattle or horses or provide you with lots of room to roam and explore. The forest provides all the wood you could require for the combination wood/oil furnace to ensure a warm, cozy house from fall to spring.



4763 Petworth Road, Harrowsmith



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Property Features

50 Acres +/- on paved road 2 kms north of Harrowsmith

Mixture of land, 35 acres pasture, 10 acres forest, 3 acres wet area & pond, 2 acres with house

House 4-6 bedrooms; Vinyl sided, Double garage with outside parking for 5 cars,

2nd floor

Master with walk-in closet with Closet Maid cherry organizer, private deck and shared ensuite with 4'x6'x20" double whirlpool, Japanese Cherry hardwood flooring throughout Master and walk-in closet. New (2010) bay window

Gaylord Jatoba Hardwood (Brazilian Cherry) flooring throughout the upstairs hallway and in two bedrooms.

Shared ensuite bath has new wood upper and lower cabinetry with granite countertop and porcelain sink, dual flush toilet, shower stall, double whirlpool and ceramic floors.

2nd floor laundry contained within hallway closet, Jatoba Hardwood flooring in closet with flood pan for washer included.

Unique craft area includes a window for natural light, leave works in progress and close doors to conceal area.

Main floor

Living room with gas fireplace, custom built-in wall unit and Brazilian Cherry hardwood flooring.

Family room with nylon Berber carpet and textured wall treatments.

Dining room (23'6" long) with Frontenac Terra Cotta ceramic tiles and Glass Doors onto upper deck level

Kitchen has cherry cabinets & black appliances including built-in Microwave and electronic Bosch dishwasher, we would consider including the Maytag refrigerator and Maytag double oven self cleaning/convection range.

1-4pc bath with Mexican large oval sink with Calla lily's theme, custom built vanity, low flush toilet, full tub with shower and ceramic floors and walls. Copper accessories and faucets (both sink and tub set)

Den/study with Gaylord Jatoba hardwood flooring

Large office/shop/bedroom with private outside entrance and parking for two cars with access from the house through the 2 bay attached garage.

Garage has workshop area, new insulated garage doors each with electric opener.

Office with separate outside entrance and parking, private entrance through house.

Entry way and front halls have Swedish Laminate flooring throughout. Entire entry and halls have custom tri-colour Tuscan wall treatment. New steel front door with custom milled door casings and 1/3 glass panel.

Mahogany Baseboards and Door casements throughout house.

Staircase features custom Brazilian Cherry stained Gaylord Maple treads.

4763 Petworth Road, Harrowsmith



Property Features con't

In wall wiring for speakers throughout house and outside, two phone line wires to master bedroom and office/shop off garage, satellite cable from dual receiver dish to downstairs family room and Master bedroom (allows for two TV's to watch two different shows at same time). NuTone Westminster Chime wired doorbell.

Outdoor living space

- Large (925 sq ft) three level cedar deck with railings and privacy screen all treated this year with Sikkens Cetol SRD stain.

- Two Lanark Slate patio levels

- Flagstone landing with path to pond with sitting area.

- Over 1600 sq ft of outdoor living space (decks & patios).

Electrical

- 200 amp electric service with breakers.

- 100amp sub-panel in original part of house with recently updated breakers.

- Extensive use of GFI receptacles in both baths, kitchen, and GFI breaker for exterior receptacles (4)

- Driveway receptacles GFI

- Time controlled thermostats on all heating devices (furnace, baseboards, fireplace)

Roof & eaves trough less then 1 year old with 30 year fiberglass shingles

Wood/Oil combination Furnace new in 2006, 60 gallon Hot water tank (2006) included

Pressure system new in 2006

Barn

- 30 X 60 steel barn

- Subterranean Water, Electric and phone lines to barn

- 5 Solid white oak horse stalls

Farm pond wonderful for winter ice skating or a game of pick-up hockey

Abundant wildlife on the farm and immediate area: Ducks, Geese, Herons, Pheasants, Partridge, Wild turkeys, Deer, among numerous others.

