

More about 1285 Cockshutt Road

House

- Lots of room to ramble. This house comprises 8,035 sq ft on two levels (4,950 sq ft main plus 3,085 sq ft lower) total finished living area and features 6 bedrooms, 5 ½ baths. In addition to the descriptions below, the home also features a wine cellar, two wood burning fireplaces, skylights, workshop/storage area, electrical & mechanical rooms, 3+car heated garage with tool room.
- Stunning main wing with striking great room (11' cathedral ceilings), open to attractive sunken wet bar w/quartz counters, sink, built-in SubZero fridge/freezer, ceiling-high glass cabinets, walkout to deck with great views!
- Attractive front foyer steps down to elegant hallway leading to guest powder room and formal dining room, gourmet eat-in kitchen with walk-in pantry, large centre island, tons of counters & cupboards, lots of built-ins including downdraft JennAir cooktop, Panasonic built-in microwave, new stainless KitchenAid dishwasher, stainless KitchenAid side-by-side fridge/freezer, new self-cleaning GE built-in wall oven.
- Private master suite includes a den and elegant master bedroom with walk-out to private deck, a 10.8' x 9.8' walk-in closet, 6 pc ensuite including corner Jacuzzi jet tub, walk-in shower, his'n'her sinks, toilet & bidet.
- Separate guest wing with living room & four bedrooms on the main floor (each with ensuite/ensuite access), with walk-out to one of three decks and separate stairs to lower level.
- The lower level (3,085 sq ft) is fully finished with games room, office, home theatre, bedroom and bath.

The home has been well planned and serviced with alarm system with video cameras, fully programmable 12-volt halogen light system, WiFi, full house intercom/stereo system, Shaw/Starchoice satellite TV system with PVR, Pella windows with internal micro-blinds and the perfect choice of window coverings.

The potable water system includes a high volume water system with Hydrogen Peroxide dosing system, activated charcoal filtration and water softener as well as a reverse osmosis water system and two new rental 80 gallon electric hot water tanks.

There are three central vacuum systems and three electric forced air furnaces strategically zoned for maximum effect. The home also has central air conditioning system. The 2016 hydro bills averaged \$530.29/month (\$6,363.29/yr).

Exterior/Grounds

The all-stone exterior of the home is complimented by exterior garden lighting system and two large decks overlooking the grounds. The roof was replaced in 2010 with 40-year shingles. Included is an 8' x 12' Jacobs greenhouse. Scenic Black Creek flows through the property with a bridge to the west side of the Creek. There have been 3,000 seedlings planted with wildflower meadow habitat and an on-site wetland restoration project with Long Point Region Conservation Authority to enjoy nature on your yard. There is a 2.5 acre mixed woodlot and approximately 7 acres open land.

The property consists of 20.73 acres with 854 ft frontage on Cockshutt Road and abuts a beautiful 27 hole golf & country club (The Greens of Renton) and is only 10 minutes from Lake Erie Beach resorts, marinas, World Biosphere Reserve, nature trails, ziplines & eco-tours, wineries, live theatre and unique shopping experiences, etc.

The property is zoned Open Space (OS) which provides potential business opportunities such as tourist dwellings, recreational buildings or spa/retreat, campground, B&B and more.

Note: The replacement cost new of this property in today's market would far exceed the list price!