



Price \$1,150,000
Status ACTIVE



MLS # 202010888
PID # 40854093
PID #3
PID #2
PID #4

Address 163 Thompson Run
Community Hammonds Plains
Legal Description

NS B4B 1T7

Lot Size 50832 sf
Waterfront No
Water Frontage Type
Water Access/View View: Lake
Square Footage (MLA) 3,140 /
Total Fin SqFt (TLA) 5,316
Building Dimensions Irregular
Zoning R1
Title to Land Freehold
Type Single Family
Style Detached
Bldg Style Bungalow
Road Public

District 21-Kingswood, Haliburton Hills, Hammonds Pl.
Sub-District 21-A
Elementary Hammonds Plains Consolidated School
Middle/Jr Madeline Symonds Middle School
High Charles P. Allen High School
Fr Imm Hammonds Plains (Early)
Fr Imm Mid Madeline Symonds Middle School
Fr Imm High Charles P. Allen High (Late)
Other

Virt Tour URL Add'l Virt Tour 1 URL

Closing Date

Possession Negotiable

Price

Property Overview Not just a home but a lifestyle. Imagine walking 5 minutes to join your friends for a round of golf at one of Canada's best golf courses. Afterwards jump into your heated pool or hot tub to relax or meander to your artist/music studio retreat. You finish the day watching a movie or concert in your home theater room. This is what it would be like to live here. Situated on over an acre of gorgeous landscaped grounds and overlooking the #10 green in Glen Arbour SD is this very spacious yet warm and inviting home. This home is ideal for entertaining with a bright open layout with over 5,300 sq ft of finished living space. Trim and finish work out of a magazine and 9 ft ceilings on both levels. Almost \$100,000 of cabinetry and granite counter tops throughout. Dream kitchen with island and dining nook and high end appliances overlooks main floor family room with stone fireplace. Outstanding master suite with private spa bath with two sided fireplace and huge closet/dressing room with amazing built in cabinetry. Everything you need on main floor but there is also a completely finished basement to enjoy.

EnerGuide Rating? N

EnerGuide Rating (GJ/Year)

Date EnerGuide Obtained

Property Size 1 to 2.99 Acres

Land Features Landscaped, Parkland/Golf Course, Wooded/Treed

Water Drilled Well

Sewage Septic

Utilities Cable, Electricity, High Speed Internet, Telephone

Heat/Cool In Floor, Radiant

Fuel Type Oil

Flooring Ceramic, Hardwood, Marble, Tile

Appliances Cooktop - Electric, Oven - Electric, Dishwasher, Dryer - Electric, Washer,

Rental Equip. Propane Tank

Features Inground Pool, Alarm System, Ensuite Bath, HRV (Heat Rcvry Ventln), Air Jet Tub, Hot

Exterior Brick, Wood Siding

Roof Asphalt Shingle

Foundation Concrete

Basement Full, Fully Developed, Walkout

Driveway/Pkg Exposed Aggregate

Garage Attached, Triple, Heated, Wired

Structures Patio, Shed

Community Features Golf Course, Playground, Public Transit, Recreation Center, School

Inclusions frid,count stv,oven,micro,dish,wash,dryer>window cover, pool,hot tub,home theatre & equipment.pool tab,air hock,gar open

Exclusions

Directions to Property Glen Arbour Sd - Hammonds Plais to Glen Arbour take right on Thompson Run. House driveway is just past Clubhouse Lane

AG Bedrm 3 **BG** 0 **# Bdrm** 3

F Baths 3 **H Baths** 1 **T Baths** 4

Master On Main Floor? Yes

Building Age 11 **Yr Built** 2009 **Yr Built Unknown**

Sign Yes **HST (PEI)**

HST (NSAR) Exempt from HST

Migrated Yes **PDS** Yes

Rental Income No

Garage Yes

Details 3 car- 23' x 33.11' with finished loft above

Restr/Prot Covenants Yes

Floor	Room	Size
Main Floor	Living Room	20.10 x 20
Main Floor	Eat In Kitchen	24.11 x 23 + din nook
Main Floor	Family Room	Incl in kit measure
Main Floor	Dining Nook	13 x 12
Main Floor	Dining Room	12 x 12.2 Open to liv rm
Main Floor	Master Bedroom	20.11 x 14.5 + closet
Main Floor	Bedroom	12.6 x 11.3

Floor	Room	Size
Main Floor	Bedroom	11.3 x 10.4
Main Floor	Den/Office	14.6 x 13.8
Main Floor	Laundry	8.6 x 6.9
Main Floor	Ensuite Bath 1	4 pc-cust show and air jet
Main Floor	Bath 1	3pc
Main Floor	Bath 2	2 pc
Basement	Family Room	25 x 20

Floor	Room	Size
Basement	Media Room	20.2 x 14.11
Basement	Games Room	15 x 16.1
Basement	Den/Office	14.8 x 13.4 has closet
Basement	Den/Office	13.9 x 12.11
Basement	Bath 3	3pc
Basement	Utility	12 x 11.2
2nd Level	OTHER	12 x 33 above garage

Fee Condo Corp #

Betterment Charges

Fees

Fees

Listing Office Royal LePage Anchor Realty



Compliments of Sandy Hines - Page: 902-877-4668

Email sandy@sandyhines.com

Company Name Royal LePage Anchor Realty



All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.