



*538 Coleraine Drive*

*\$839,000*

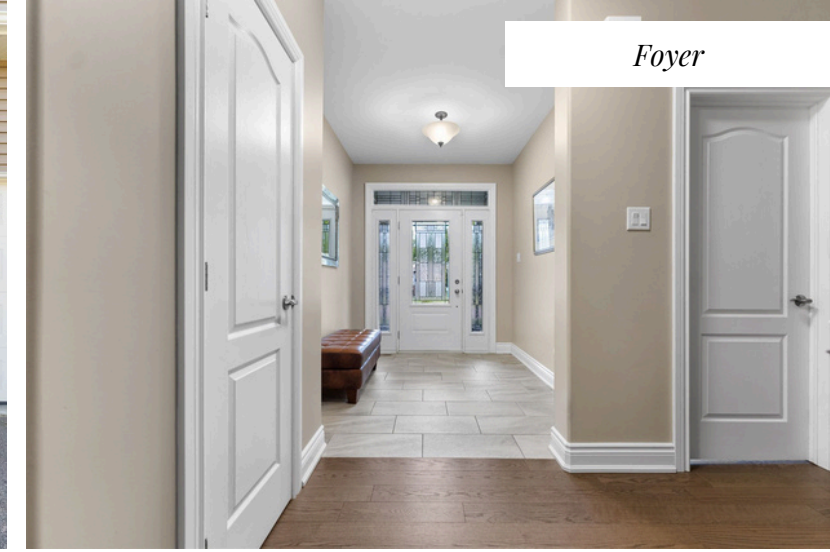
**RE/MAX**  
Absolute Realty Inc.

Brokerage, Each Office Independently Owned and Operated.

Front Veranda



Foyer



Living Room



# Home Details

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- Stunning executive custom bungalow nestled on a cul-de-sac, backing onto woodland with a landscaped, fenced oversized lot.
- This well designed bungalow is a haven for those desiring a blend of luxury, comfort & privacy in a tranquil environment, representing refined living in Renfrew. Yet close to local amenities, shops and dining.
- No rear neighbours so you have complete privacy. The backyard shed provides plenty of storage for all your gardening needs.
- Relax & enjoy the inviting covered front verandah, a perfect spot to sip your morning coffee. The space is complements with a beautifully landscaped front yard featuring an interlocking brick walkway and vibrant front gardens.
- Enter this home into a welcoming foyer with quality ceramic tiles & a convenient hall closet.
- Premium ceramic tile & engineered hardwood flooring with matte finish are featured throughout the main level.
- Enjoy 9 foot flat ceilings enhancing the sense of space throughout the main level. Also featured are rounded corners, upgraded light fixtures & oversized casement windows.
- The Main floor features 3 spacious bedrooms, each with ample closet space and oversized windows.
- Enter to a large living room where oversized windows frame stunning views of the backyard and the covered back porch.
- The chef's kitchen boasts a grand island providing ample space for food preparation, granite countertops, copper backsplash, stainless steel undermount sink, custom cabinets designed to maximize storage and accessibility with pantry cabinets & pot and pan drawers. The lighted display cabinets provide the perfect showcase, adding a personal touch to the room. Perfect for the avid baker or host, the double wall ovens allow for versatile cooking and baking at multiple temperatures simultaneously, making meal preparation efficient and enjoyable. The cooktop with custom range hood is designed for serious cooking. The high-end appliances: refrigerator, double ovens, cooktop, hood fan, dishwasher & microwave are included.
- An expansive dining area, perfect for entertaining. Dining area has French door to Living room and an outside door to covered backyard porch, patio and fenced yard. Natural gas hookup is available.
- The primary suite offers a sitting area, plenty of room for a king size bedroom set, a walk-in closet & a luxury 3 piece ensuite bathroom. 2 oversized windows overlook the backyard.
- The stunning ensuite bathroom features a generously sized double shower with tile surround & custom glass doors. The vanity features granite with undermount sink, lower cabinets and drawers with additional upper cabinets & mirror. 2 windows provide plenty of natural light, quality ceramic tile, dual flush toilet & a double door linen closet.
- 2 good sized bedrooms with plenty of closet space and natural light from oversized windows. One is currently used as an office.
- The opulent family bath includes a standalone tub, shower with tile surround and glass doors, vanity with granite counter & undermount sink, cabinets & drawers, dual flush toilet & linen closet.
- The mudroom also includes a well-appointed laundry area, featuring a laundry tub set in a sleek granite countertop. With a spacious double coat closet, there's plenty of room to store jackets, shoes, and accessories for every season. A large pantry closet is a standout feature, offering extensive storage for all your essentials. Convenience is key with main floor laundry.
- The oversized double car garage comes complete with auto garage door opener, remote and side door.

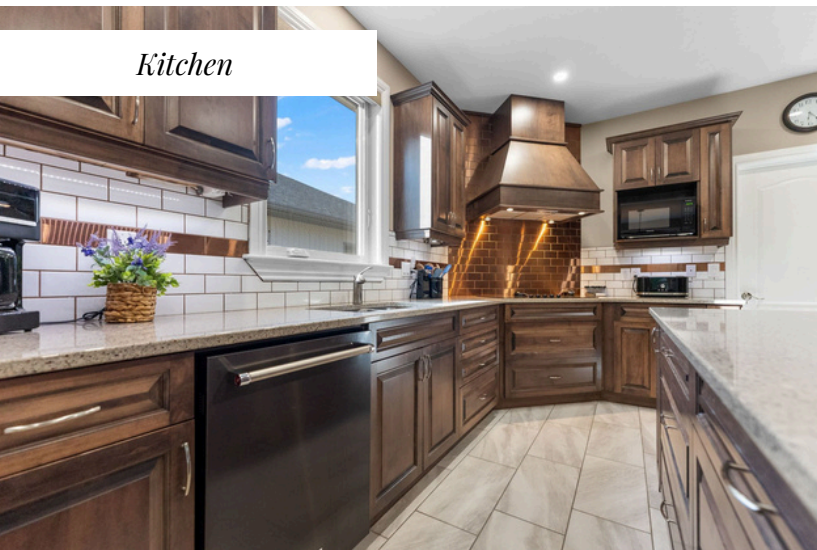
*Eating Area*



*Kitchen*



*Kitchen*



*Mud/Laundry Room*



*1st Bedroom*



*Main Bathroom*



*Main Bathroom*



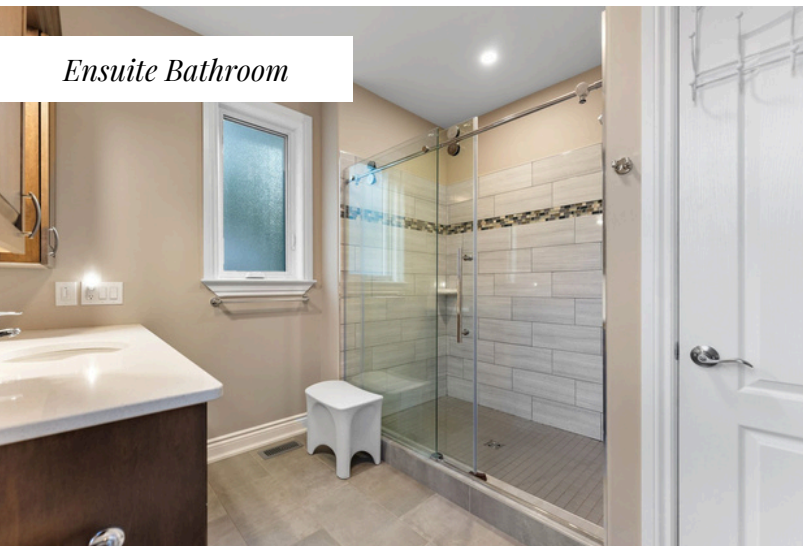
*2nd Bedroom*



Primary Bedroom



Ensuite Bathroom



Sitting Area



## Main Floor Room Dimensions

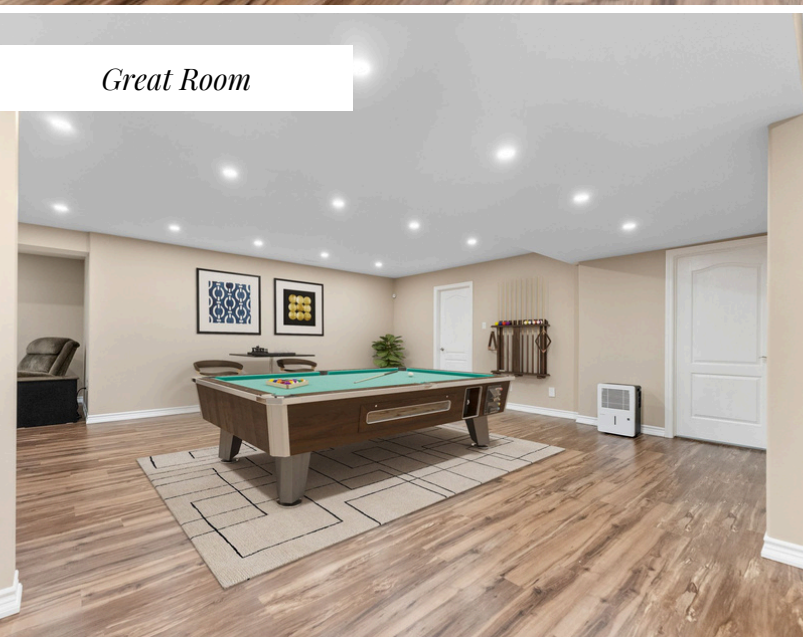
<b>Foyer:</b>	9'2" X 7'5"
<b>Living Room:</b>	19'11" X 15'5"
<b>Kitchen:</b>	15'8" X 12'10"
<b>Eating Area:</b>	12'10" X 11'2"
<b>Back Porch:</b>	15'2" X 6'11"
<b>Laundry Room:</b>	10'6" X 7'7"
<b>Double Garage:</b>	24'5" X 21'0"

<b>Primary Bedroom:</b>	14'5" X 13'3"
<b>Sitting Room:</b>	8'11" X 7'0"
<b>3-Piece Ensuite:</b>	10'1" X 9'11"
<b>Walk-In Closet:</b>	11'6" X 5'9"
<b>1st Bedroom:</b>	13'2" X 12'5"
<b>Main Bathroom:</b>	10'0" X 7'11"
<b>2nd Bedroom:</b>	13'0" X 10'10"

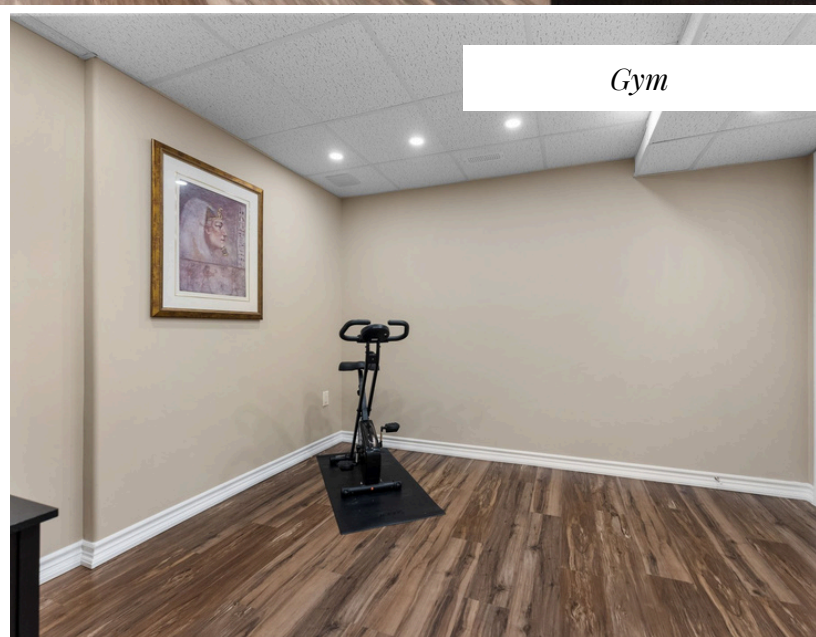
Great Room



Great Room



Gym



## Lower Level Room Dimensions

<b>Recreation Room:</b>	35'3" X 34'9"
<b>Gym:</b>	11'4" X 9'10"
<b>Bedroom:</b>	20'0" X 11'11"
<b>Bathroom 3-piece:</b>	9'0" X 7'2"
<b>2nd Kitchen:</b>	12'11" X 12'2"
<b>Utility Room:</b>	12'6" X 13'9"

Information is believed to be accurate but not warranted.

*3rd Bedroom*



*Bathroom*



*2nd Kitchen*



*Back House*



*Patio*





# Home Details

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## Lower Level:

- Quality berber carpeted stairs & rod iron railing lead to the finished Lower Level.
- Luxury vinyl flooring is installed throughout the lower level.
- The lower level is completely finished featuring a sprawling great room offers an abundance of space for the family to gather to watch movies or play games. Adding warmth and ambiance, the corner gas fireplace serves as the focal point of the room. There are two large windows & numerous pot lights.
- Currently the hobby room is set up as a gym complete complete with double clothes closet.
- The 3rd bedroom has space for a queen size bedroom set, a double clothes closet & a good sized window.
- The bathroom offers a shower with tile surround and glass doors, vanity with granite counter & undermount sink, linen closet, toilet & tile flooring.
- There is a 2nd kitchen area with counter space, double stainless steel sink, lower and upper cabinets & tiled flooring. Space for a dishwasher and fridge.
- This home offers an ICF foundation, HRV, natural gas furnace & central air & natural gas hot water tank.
- The backyard offers a stone patio, natural gas hookup, fully fenced with double gates near the rear and single gates on each side, storage shed. Backing onto a woodland & ravine, you'll enjoy the sights and sounds of nature, with the gentle rustling of leaves and the occasional visit from local wildlife, enhancing the peaceful ambiance of your outdoor haven. There are friendly deer who like to come visit.



*Arial View*



## *Legal Information*

**Year Built:** 2017 approximately

**Builder:** Custom Build

**Legal Description:** LOT 26, PLAN 49M77; SUBJECT TO AN EASEMENT IN GROSS AS IN RE161653; SUBJECT TO AN EASEMENT IN GROSS AS IN RE166058 TOWN OF RENFREW

**Property Taxes:** \$6,633.00/2024

**Foundation:** ICF Foundation

**Inclusions:** Dishwasher, Fridge, Cook Top, Hood Fan, Double wall ovens, Microwave, Auto Garage Door Opener & remote, Ceiling Fans, central vacuum, Storage Shed, Window Blinds, Hot Water Tank, Air Exchanger, Alarm system, external Natural Gas BBQ hookup.

**Exclusions:** Washer and Dryer

**Possession:** TBA

Information is believed to be accurate but not warranted.



The Joanne Goneau Team

Joanne Goneau

Broker of Record/Owner

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