

1185 Fleetwood Drive

Kinloch Estates

\$1,149,900

- 1185 Fleetwood Drive offers a refined rural lifestyle, seamlessly blending privacy, space, and modern comfort in one of Fall River's most sought-after new construction communities.
- This turn-key new construction is fully completed—no waiting, no renovations, and no unfinished spaces—just move in and start enjoying your new home from day one.
- The stately exterior features expansive windows, board and batten siding, metal roof and wood-trim window details, creating exceptional curb appeal.
- A covered front porch allows for relaxing outdoors while staying sheltered from the elements.
- The property sits on a large, well-treed lot with a spacious, flat front yard—offering privacy, a natural setting, and ample space for children, pets, or future landscaping projects.
- Designed for easy, single-level living, this home is spacious enough for families and ideal for retirees looking to age in place.
- The open-concept design creates a connected main living area that enhances natural light and functionality, perfect for family life and entertaining.



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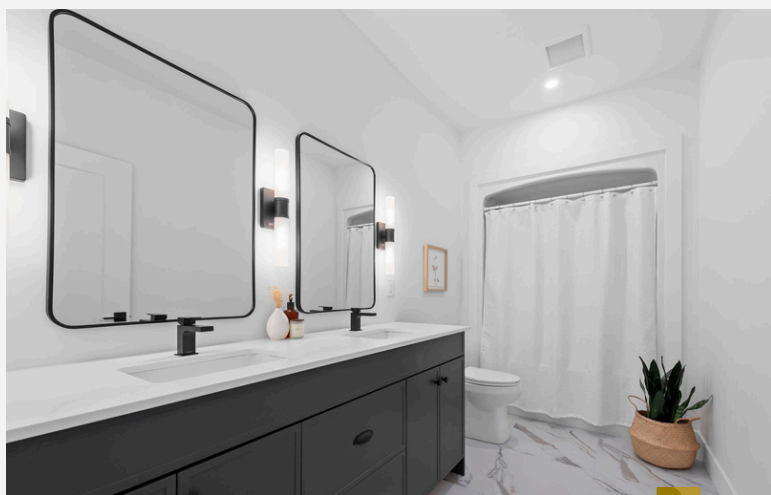
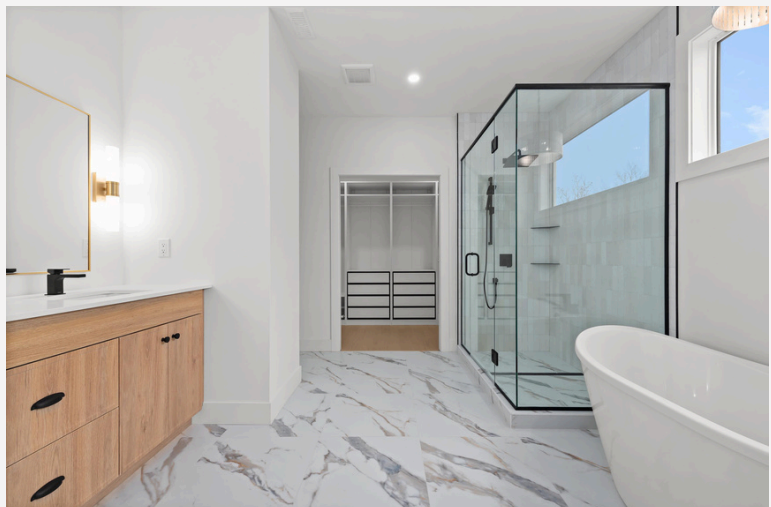


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- Upgraded finishes throughout include custom millwork, designer lighting, high-end plumbing fixtures, and breathtaking tile selections, adding character and elegance to every corner of this exquisite home.
- The kitchen is a true masterpiece, offering warm, moody tones, gorgeous quartz veined countertops and backsplash, high-end appliances, and a large working island.
- A walk-in pantry provides ample storage space for food and kitchen essentials, allowing for small appliance storage to keep countertops clutter-free and create a streamlined kitchen space.
- Bordered with oversized windows, the large living room is flooded with natural light and features a stunning wood-encased electric fireplace, serving as a cozy focal point that adds warmth and style.
- The bonus room offers valuable additional living space, perfect for guests, a home office, or a recreation area, adding flexibility to the home's design.
- The expansive primary suite provides a private retreat with generous space for rest and relaxation.
- The indulgent ensuite is designed as a spa-like sanctuary with a soaker tub and large walk-in shower, offering comfort and luxury.
- A custom walk-in closet provides ample storage with a thoughtfully designed layout to maximize organization.



- Two large additional bedrooms and a 5-piece bathroom ensure comfort and flexibility for the entire family.
- An oversized laundry room features ample counter space, abundant enclosed storage, and a large open storage area, making laundry tasks effortless and efficient.
- Located off the garage entrance, the large mudroom boasts a spacious closet and a locker area, providing convenient access for homeowners to keep the home clutter-free and organized.
- With 9-foot ceilings throughout, the home feels spacious and open in every room.
- Engineered hardwood flooring is installed throughout, providing durable, high-quality flooring that enhances warmth and character.
- In-floor heating in the ensuite and shared bath adds comfort and luxury to your daily routine.
- A walk-out at grade to the backyard offers seamless indoor-outdoor living with easy access to outdoor spaces, adaptable to landscaping and recreational possibilities.
- Enjoy a hot water on-demand system with a rough-in for recirculation, ensuring instant, continuous hot water while maximizing energy efficiency and convenience.
- Direct data feeds behind the fireplace in the living room and in the second level family room provide reliable wired connections for home entertainment.



- A 60-amp backup generator connection ensures an uninterrupted power supply during outages, providing peace of mind for homeowners.
- The ducted heat pump ensures energy-efficient heating and cooling for year-round comfort.
- Located in Kinloch Estates' newest phase—one of Fall River's most desirable communities—this home offers access to top-rated schools and a welcoming neighbourhood atmosphere.
- Fall River is a great place to call home, with its array of local amenities—nearby grocery stores, restaurants, cafes, parks, lakes, and excellent schools provide everything needed for a comfortable and convenient lifestyle.
- Don't miss this rare opportunity to own a finished, turn-key, custom home in the heart of Fall River.

