

13573 Highway 6

Wallace Bridge

\$995,500

- **Picturesque Oceanfront Setting:** Nestled in Wallace Bridge, this home boasts breathtaking oceanfront views, a sprawling lot, and showcases both stunning sunsets, offering tranquility and natural beauty.
- **Chalet-Style Home:** Large windows throughout flood the home with natural light, creating a bright and airy atmosphere, perfect for enjoying the surrounding natural beauty.
- **Sprawling 2.7-Acre Lot:** Expansive property offering 400 feet of waterfront on the warm waters of the Northumberland Strait, ideal for outdoor activities and privacy.
- **Breathtaking Views:** Enjoy stunning sunsets and sunrises over Wallace Bay from your living room and outdoor spaces, enhancing your connection to nature.
- **Extensive Upgrades:** The home has seen many professional upgrades, ensuring modern convenience, comfort, and high-quality craftsmanship throughout.
- **New Custom Kitchen:** A chef's dream, featuring a large working island, quartz countertops, wood floating shelves, and modern appliances, making it both stylish and functional for entertaining and daily living.



- **Loft-Style Primary Suite:** The spacious loft-style primary suite offers uninterrupted, stunning ocean views, providing a serene retreat with ample natural light and a truly unique perspective of the waterfront.
- **Primary Ensuite:** A luxurious retreat with in-floor heating, a custom-tiled shower, a stone vanity, and additional cabinetry for ample storage, offering a spa-like experience every day.
- **Refreshed Main Floor Bathroom:** Fully updated with in-floor heating and modern finishes, providing comfort and elegance for family and guests.
- **Gorgeous Trim Details:** Wood ceilings, shiplap accents, and custom wood trim and doors bring warmth and character to every room, showcasing timeless craftsmanship and attention to detail.
- **Impressive Great Room:** The open-to-above A-frame design, with floor-to-ceiling windows and a stunning wood ceiling offers uninterrupted views of Wallace Bay. The new electric fireplace adds warmth and ambiance, creating a cozy atmosphere during cooler months.
- **New Engineered Hardwood:** Beautiful and durable flooring on the main and upper levels, providing a timeless, easy-to-maintain surface that complements the home's design.
- **In-Floor Heating:** Throughout the home, offering energy-efficient and consistent warmth, ensuring comfort during colder months.



- **Ample Storage Space:** Thoughtfully designed storage throughout the home allows for easy organization, reducing clutter and maximizing living space.
- **Upgraded HVAC System:** Properly sized heat pumps on every level ensure efficient climate control, providing both heating and cooling for year-round comfort.
- **New Propane Furnace with On-Demand Hot Water:** Energy-efficient systems that reduce utility costs while ensuring hot water and comfortable heating on demand.
- **Security System Upgraded:** POE-powered surveillance system adds a layer of safety and peace of mind, with modern tech integration for effortless monitoring.
- **Water Treatment System:** Entire home equipped with a new water system, including reverse osmosis at the kitchen sink, ensuring high-quality drinking water.



Exterior and Landscaping Enhancements:

- **Siding and Trim:** The home features wood siding, with some sections replaced and freshly painted, ensuring protection from the elements while maintaining its aesthetic appeal.
- **New Deck with Glass Railings:** The tamarack larch deck features LED lighting and glass railings, offering a sleek design and perfect space for outdoor relaxation, entertaining, or enjoying the waterfront views.
- **Sea Wall Reinforcement:** Completed to protect the shoreline, preserving the property and ensuring long-term stability against erosion.



- **Landscaping and Gardens:** Extensive landscape upgrades including revitalized hardscapes, new gardens, and beautiful outdoor spaces that enhance the natural beauty of the property.
- **Fire Pit Area:** A new, beautifully designed fire pit area provides the perfect setting for outdoor gatherings and cozy evenings under the stars.
- **Pergola and Water Deck:** Recently replaced, offering a scenic spot to enjoy your backyard ocean playground, perfect for unwinding or hosting friends and family.
- **New Shed:** Added storage for outdoor equipment and tools, keeping the property organized and functional.
- **Generator Backup Panel:** Provides peace of mind during power outages, ensuring the home remains functional and comfortable.



Outdoor Activities and Community:

- **Backyard Ocean Playground:** Direct access to canoeing, kayaking, swimming, and boating right from your property, making it an outdoor enthusiast's dream.
- **Four-Season Home:** Designed for comfortable living year-round, in a welcoming, active community that offers activities and a supportive environment.
- **Nearby Amenities:** Proximity to the local Trans Canada Trail, boat launch and docking at the Wallace Wharf provides easy access to recreational activities, adding convenience to your outdoor adventures. The location also has close access to tennis and pickleball courts.



- **Golf Courses:** Close to three renowned golf courses, including Northumberland Links, Wallace River, and the prestigious Fox Harbour Resort, catering to golf lovers and providing world-class experiences.
- **Winter Activities:** Enjoy nearby skidoo trails, a short drive to Wentworth Ski Hill, and the active, welcoming Northumberland Curling Club for a variety of seasonal fun.
- **Active, Friendly Community:** Become part of a vibrant and welcoming neighbourhood, with numerous activities and social opportunities year-round.

