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### **Detailed Feature List**

#### **6 Heritage Road, Cookstown**

#### **Summary:**

Welcome to 6 Heritage Rd, a warm and well-cared-for family home in one of Cookstown's most established neighbourhoods. With ~1,860 sq.ft. above grade and a beautifully designed backyard retreat, this property offers space, comfort, and an ideal layout for family living. The main floor features a bright great room with light hardwood floors and a large picture window. The renovated kitchen (2015–16) includes granite counters, crown-molded cabinets, five-sided drawers, tile backsplash, undermount sink, and a spacious eat-in area with tall windows and a walkout to the deck. A separate family room with gas fireplace and built-ins provides a cozy second gathering space.

The main floor also includes a convenient laundry room with cabinets, counter space, and direct access to the heated and insulated 2-car garage with 10-ft ceilings and a rear yard walkout, plus a 2-piece bath. The second floor offers 3 comfortable bedrooms and 2 full bathrooms, including a primary suite with two double-door closets and a 4-piece ensuite with soaker tub, separate tile shower, and double-sink vanity. Bedrooms 2 and 3 include hardwood floors, ceiling fans, and single-door closets, with a 4-piece main bath nearby.

The finished basement adds flexible space with a 4th bedroom, large rec room with pot lights and a live-edge bar area, a 3-piece bath, and excellent storage including a cold/mechanical room with built-ins and a window.

The west-facing backyard is a standout feature, offering sun and warmth throughout the day. Families will love the heated saltwater pool with multicolour lighting and a smart controller for easy maintenance. A 15' x 19' deck, paver-stone patio, armour-stone steps, perennial gardens, and full fencing create a private space perfect for outdoor living, entertaining, and full-day enjoyment in the sun. Major updates include windows (2017), roof shingles (2018), and furnace and water tank (2024).

#### **PROPERTY**

- ~60ft x 124ft premium lot
- Paver stone driveway
- Rear yard inground pool
- Perennial gardens

#### **HOUSE**

- Two story detached home
- ~1,860 sqft. Built 1989
- Covered front porch
- Brick and aluminum siding exterior
- Updates: Windows (2013), Shingles (2018), Furnace and water heater (2024), Front door (2025),

#### **MAIN FLOOR**

- **FOYER –**
  - Porcelain tile floor
  - Double closet door
  - **Two piece bathroom**
- **KITCHEN – 10.42' x 14.65'**
  - Porcelain tile floor
  - Custom cabinets
  - Five sided drawers
  - Wall cabinets with crown moulding
  - Tile backsplash
  - Granite counters
  - Undermount sink
  - Separate pantry cupboard
  - GE refrigerator and gas stove
  - Bosch dishwasher

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- **EAT IN/ BREAKFAST AREA – 7.35' x 10.37'**
  - West views
  - Porcelain tile floors
  - Tall windows
  - Combined with kitchen
  - Patio door walk out to rear deck, yard and pool
- **FAMILY ROOM – 16.21' x 11.06'**
  - Hardwood floor
  - Gas fireplace with brick surround (Kingsman - 2014)
  - Built in shelves and cabinets
  - Tall windows
  - West views
- **GREAT ROOM – 10.99' x 20.44'**
  - Hardwood floor
  - Picture window
  - East views
  - **Combined with Dining Room**
- **LAUNDRY ROOM - 6.56' x 9.84'**
  - Tile floor
  - Maytag washer
  - Inglis gas dryer
  - Built in cabinets and counter
  - Walk out to garage

## **SECOND FLOOR**

- **PRINCIPAL BEDROOM – 18.08' x 11.65'**
  - Hardwood floor
  - Two windows
  - Ceiling fan
  - Two closets with double doors
  - West view
  - **ENSUITE – Double sink vanity, corner soaker tub, separate tile shower, tile floors, one piece toilet.**
- **SECOND BEDROOM – 10.53' x 8.83'**
  - Hardwood floor
  - Single door closet
  - Ceiling fan
  - East views
- **THIRD BEDROOM – 11.25' x 11.61'**
  - Hardwood floor
  - Single door closet
  - Ceiling fan
  - West views

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- **MAIN BATHROOM**

- Tile floor
- Tub - shower combo with tile surround
- East view

**BASEMENT**

- **RECREATION ROOM - 10.2' x 32.45'**

- Laminate floor
- Suspended ceiling
- Pot lights
- Above grade window
- Built in bar with drawers, cabinets & live edge wood counter

- **FOURTH BEDROOM – 9.48' x 19.72'**

- Laminate floor
- Single door closet
- Pot lights
- Above grade window
- Built in shelves
- Suspended ceiling

- **STORAGE ROOM - 3.28' x 9.84'**

- Laminate floor
- Built in shelves
- 100-amp breaker panel

- **BATHROOM**

- Laminate floor
- Three pieces
- Corner shower
- Sump pump

- **MACHANICAL & STORAGE ROOM – 9.84' x 9.84'**

- Concrete floor
- Above grade window
- Built in shelves
- Hot water heater (Rheem - 2024)
- Furnace – modulating fan - with humidifier (Coleman - 2024)
- Central air (Ingersoll Rand)

**GARAGE – 19' 10" x 19' 02"**

- Two door, two car parking
- 10' ceiling height
- Walk out to rear yard
- One garage door opener
- Insulated and gas heated (Lennox)

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#### **REAR YARD**

- Fully fenced
- Rear deck ~15'08" x 19'8"
- Two side yard gates
- Armor stone steps and retaining wall
- Paver stone patio pool surround
- Inground pool

#### **INGROUND POOL**

- Saltwater pool
- Gas heated (Hayward – 2022)
- Multicolor lights
- Hayward Prologic smart system controller - App enabled

#### **INCLUSIONS**

- All window coverings
- Central vacuum (one hose, one power head)
- Honeywell Smart Thermostat
- Maytag washer
- Inglis gas dryer
- GE refrigerator and gas stove
- Bosch dishwasher

#### **EXCLUSIONS**

- Smart doorbell
- Foyer wooden coat rack
- Two garage wall mounted tool cabinets – Mastercraft