

# \$1,150,000 - 402 La Passe Road, Whitewater Region

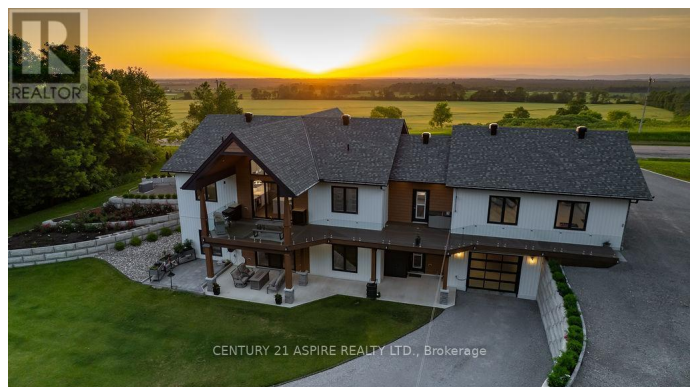
MLS® #X12221226

**\$1,150,000**

3 Bedroom, 3.00 Bathroom,  
Single Family

581 - Beachburg, Whitewater Region, Ontario

Welcome to this exceptional custom-built home, crafted with uncompromising quality, attention to detail, and luxurious finishes throughout. Nestled on a beautifully landscaped 2-acre lot, this home boasts exceptional curb appeal, highlighted by manicured gardens and lush shrubbery. Inside, the main level impresses with soaring vaulted ceilings, engineered hardwood flooring, ceramic tile, and an open-concept layout flooded with natural light thanks to stunning floor-to-ceiling windows. The living area features a sleek linear electric fireplace set into a shiplap accent wall bringing both warmth and modern style. Step out to either the front or back covered decks, complete with composite decking and elegant glass railings - ideal spots to relax and take in the breathtaking sunsets. The main floor offers two generously sized bedrooms, a convenient laundry room and main bath, and a luxurious primary suite with a walk-in closet and ensuite. Pamper yourself with heated floors, a freestanding soaker tub, and a custom tiled shower. The kitchen and living area flow seamlessly for entertaining, while the custom staircase adds a striking architectural element. Downstairs, the fully finished walkout basement is bright and welcoming, complete with sliding doors to a ground level patio area. It includes a third bedroom, large rec room, a custom coffee station, and an abundance of storage. Luxury vinyl plank flooring runs throughout, complemented by cozy in-floor



heating. Drive-around access highlights the StoneStrong precast retaining walls, and brings you to the lower-level garage, which is heated, finished with easy-care Trusscore panelling, and features in-floor heating and an overhead door for ultimate convenience. Additional highlights include a double attached garage on the main level, also with Trusscore panelling, a hardwired 20kW generator that powers the home automatically during outages, and easy access to nearby ATV trails and a boat launch. (id:6289)

**Essential Information**

|           |               |
|-----------|---------------|
| Listing # | X12221226     |
| Price     | \$1,150,000   |
| Bedrooms  | 3             |
| Bathrooms | 3.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |
| Style     | Bungalow      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 402 La Passe Road |
| Subdivision | 581 - Beachburg   |
| City        | Whitewater Region |
| Province    | Ontario           |
| Postal Code | K0J1C0            |

**Amenities**

|                |                             |
|----------------|-----------------------------|
| Amenities      | Fireplace(s)                |
| Features       | Carpet Free                 |
| Parking Spaces | 14                          |
| Parking        | Attached Garage, Garage, RV |
| # of Garages   | 2                           |

**Interior**

|            |                                                                                     |
|------------|-------------------------------------------------------------------------------------|
| Appliances | Central Vacuum, Dishwasher, Dryer, Hood Fan, Microwave, Stove, Washer, Refrigerator |
|------------|-------------------------------------------------------------------------------------|

|              |                          |
|--------------|--------------------------|
| Heating      | Propane Forced air       |
| Cooling      | Central air conditioning |
| Fireplace    | Yes                      |
| # of Stories | 1                        |
| Has Basement | Yes                      |
| Basement     | Walk out                 |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior          | Stone, Vinyl siding      |
| Exterior Features | Landscaped               |
| Foundation        | Insulated Concrete Forms |

## Listing Details

Listing Office CENTURY 21 ASPIRE REALTY LTD.



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