



Gordons Real Estate Brokerage is committed to providing you with comprehensive information on each property we offer for sale. Our staff is readily available to assist you with any questions you may have regarding the property.

Gordons Real Estate Brokerage provides professional real estate and downsizing solutions. We take on the task of selling our client's home and handling every last detail of their move – including moving them in and getting them settled in their new home.

Our team of real estate experts ensures our clients get top market value for their property, quickly and efficiently. Downsizing specialists take great care managing the tasks of cleaning, sorting, appraising, packing, shipping, moving and managing the sale of our client's extra assets.

Our clients move on with confidence, knowing that all the details of this important transition are taken care of smoothly, and with unconditional care.

For overwhelmed Executors of family estates, Gordons Real Estate Brokerage offers a complete estate settlement solution.

Please call, or visit us online at www.gogordons.com to learn more about this valuable service.

Thank you for your interest in this property.

Property Information

Welcome to this stunning custom-built two-storey home, set on two private lots totaling 1.9 acres in the highly sought-after Cambrian Heights community of Cumberland.

Beautifully maintained, this impressive residence offers four bedrooms and four bathrooms, blending comfort, sophistication, and peaceful rural living.

The main floor features gleaming hardwood and ceramic tile flooring, an elegant open staircase, and expansive windows that fill the home with natural light. The formal living room, complete with a gas fireplace, flows seamlessly into the designer kitchen and dining area, where you'll find custom cabinetry, stone countertops, built-in appliances, a coffee bar, and patio doors leading to the deck, patio, and inviting inground pool.

The spacious primary suite offers a gas fireplace, a walk-in closet with custom built-ins, and a luxurious five-piece ensuite. A versatile study with built-in shelving provides the ideal space for a home office, den, or optional second main-floor bedroom. This level also includes a convenient two-piece powder room and a three-piece bath off the well-designed laundry and family entrance, with direct access to the deck and heated triple-car garage. Above, a bright mezzanine overlooks the family room below and creates a cozy office or reading nook.

The lower level offers a warm and inviting family room with a fireplace and wet bar, a four-piece bathroom, three additional bedrooms, a large storage and utility area, and

convenient walk-up access to the garage.

Outside, the property is equally impressive, featuring a circular driveway, irrigation system, and generator backup system. Beautifully landscaped grounds create a private oasis surrounded by mature trees, perennial gardens, and expansive green space, perfect for relaxing or entertaining.

Nestled in a quiet, family-friendly neighbourhood full of rural charm, this home is within walking distance of the local community centre, weekly farmers' market, park, indoor arena, and outdoor skating rink. Everyday conveniences are just minutes away, including Orleans amenities, the future Trim Road LRT station, and Highway 174.

Property Details

ADDRESS: 2369 Lookout Drive, Cumberland ON K4C 1C1

TYPE: Detached single family residence

LEGAL DESCRIPTION: See Schedule B

SQ. FT:	2,513 Sq ft (MPAC) 5,092 total living sq ft
BEDROOMS:	4; Main floor primary, Lower level 3 bedrooms.
BATHS:	4; Main floor 2piece, primary 5-piece ensuite, 3piece in mudroom. Lower-level guest 4-piece bath
LAUNDRY:	Main floor family entrance
BASEMENT:	Family room with gas fireplace, 2 bedrooms and 4-piece bath, large utility and storage rooms with walk up to garage
AGE:	26 years 1999 (MPAC)
ELECTRICAL:	Breaker panel
ROOF:	Asphalt shingles
FOUNDATION:	Concrete
FLOORS:	Hardwood, ceramic tile, carpet and concrete
FIRPLACE:	3; Formal living, family room and Primary bedroom
WINDOWS:	Vinyl
EXTERIOR:	Brick
PARKING:	Multiple – Circular drive
GARAGE:	3 Car garage, heated inside entry to upper and lower level
LOT SIZE:	2 Lots = 1.9 Acres – House 160.75 x 291.4 = 0.968 acres, Land Irregular = 0.936 acres
ZONING:	V1E

TAXES:	2 Lots 2025 = House \$9,456.43, Land \$1,729.72
ROLL #:	1.9
PIN #:	House 145280254, Land 145280255
HEATING:	2 Forced Air natural gas
COOLING:	2 A/C
RENTALS:	Hot water tank - Enercare
WATER:	Well – Tested 0/0
WASTE:	Septic
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Mature trees, gardens, expansive yard, private
INCLUSIONS:	Washer, dryer, family entrance fridge, fridge, built in oven, dishwasher, counter cook top, pool equipment.
FIXTURES EXCLUDED:	None Known
SUGGESTED DEPOSIT:	\$20,000.00
SUGGESTED CLOSING:	Immediate

Visit Website:

- Full Home Inspection Report
- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour