



Welcome to  
**44 RODCLIFF RD.**  
TOTTENHAM ON.

*Nancy*  
**Ackerman, BA**  
REALTOR® BROKER



Experience Countryside Tranquility With Town Conveniences On This 1.18-acre Property Boasting Sunsets Along The Caledon Trail Way Path. This Home Is Nestled At The End Of A Quiet Cul De Sac. Sense The Soulful Heartbeat Resonating Through Every Aspect Of This Home. Unwind On The Back Deck Featuring Modern Glass/Aluminium Railings (2022) And Private Views. With 2+2 Bedrooms, Each With Ensuite Or Semi-ensuite Baths, It Suits Families Or Multigenerational Living. The Main Floor Offers A Luminous Eat-in Kitchen With A Skylight, A Cozy Living Room With Electric Fireplace, And A Sunroom With Walkout To The Expansive Deck.

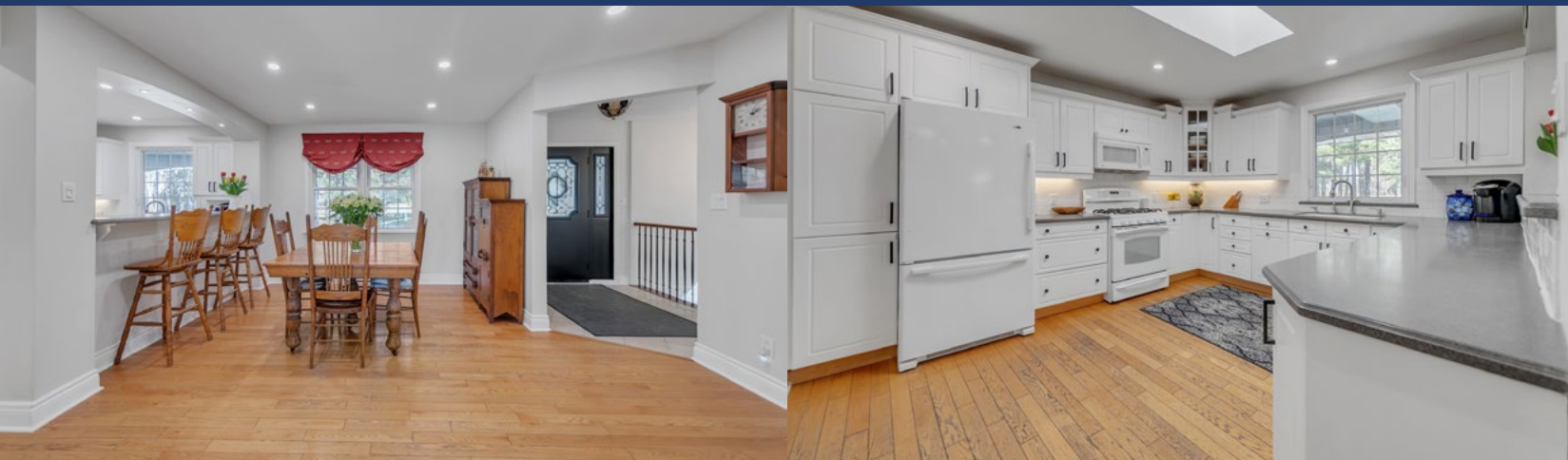
A Main Floor Bedroom With Semi-ensuite Has Deck Access. Upstairs, Revel In The Secluded Primary Suite With A Dressing/Sitting Area With Private 4-Piece Bath.

The Open Foyer Features A Spacious Closet And Newer Hardwood Stairs Leading To The Bright Finished Lower Level, Complete With A Second Kitchen, Two Bedrooms, Two Baths, And A New Electric Insert Fireplace (2023) With Patio Walkout. Stunning Gardens And New Stone Walkway/Patio (2023) Guiding You To The Vast Backyard And Endless Trails. 2 Car Garage, Ample Parking. Excellent Commuter Location. Approx 3000 Sq Ft Of Living Space.



## This Home Features:

- Shingles 2023
- Stone Patio And Walkway 2023
- Napoleon Electric Fireplace Insert 2023
- Deck And Glass/Aluminium Rail 2022 (Permitted)
- High Efficiency Furnace 2004
- Most Windows 2003
- BBQ Gas Line
- Municipal Services
- Backs Onto Caledon Trail-Way Path And Conservation
- 2 Hot Water Tanks Owned
- Exclusions: 3 Exterior Wireless Security Cameras





Nestled Amidst The Charm And Quaintness Of Tottenham, This Home Is Conveniently Located Within Walking Distance Of Tottenham Public School, Father F.X. O'Reilly Catholic Elementary School, And St. Thomas Catholic High School. Your Shopping Essentials Are Easily Accessible, Adding To The Small-Town Allure. Dive Into The Vibrant Community Spirit With Events Like The Tottenham Bluegrass Festival And Tottenham Conservation Fishing Derby. Indulge In Outdoor Adventures Such As Hiking, Biking, Or A Leisurely Round Of Golf At The Picturesque Woodington Lake Golf Course. 30 Min to Newmarket, Orangeville, Barrie, Brampton and Pearson Airport. Picturesque Woodington Lake Golf Course.



