

# 48 Brookhaven Crescent, East Garafraxa

Rural Tranquility meets Everyday Convenience

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**GT REALTY GROUP™**

MLS:

Presented by  
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## The Home to Live In, in the Community to Live In.

**48 Brookhaven Crescent** offers space, privacy, and a lifestyle you can't replicate in town.

Land, quiet, freedom.  
Room to breathe. Room to live.

Minutes to Orangeville. Shopping, dining, schools, and everyday essentials within reach.

Quiet when you want it.  
Convenience when you need it.

This is the kind of property that makes the move worth it.

## WHY THIS HOME STANDS OUT

Meticulously maintained.  
Thoughtfully equipped.  
Executive estate living.  
Over one acre, landscaped  
and private.  
Multi-generational living.  
Expansive unfinished  
basement with  
customization potential.  
Exceptional parking  
capacity with five garage  
spaces.

# Take a look inside

## A Home That Feels Right the Moment You Arrive

Bright, spacious, and thoughtfully designed, this executive bungalow offers a layout that delivers. Large windows throughout fill the home with natural light, openness, and ease across the main living spaces. The open-concept design connects the kitchen, dining, and living areas seamlessly, highlighted by vaulted ceilings, crown moulding, and hardwood and tile flooring throughout.

The spacious kitchen offers ample cabinetry and a generous eat-in area, with a walkout to the patio and backyard. This natural connection between indoor and outdoor spaces makes the home feel both functional and inviting.

The home features four bedrooms and multiple bathrooms, supporting a flexible layout for families, guests, or multi-generational living. Main floor laundry adds everyday convenience and practicality.

The unfinished lower level offers expansive space and exceptional potential, ready to be customized to suit your needs over time, whether for additional living space, recreation, or extended family use.

Outside, the property continues to impress. Set on over an acre, the landscaped grounds and mature trees create a private, well-established setting. The expansive paved driveway and combination of a three-car attached garage and two-car detached garage with workshop space provide exceptional parking, storage, and functionality.

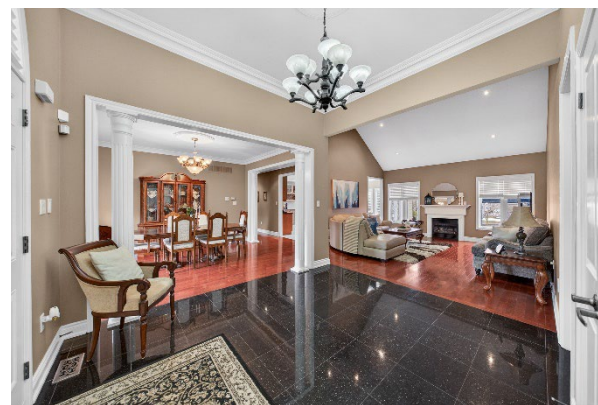
What stands out most is how well this home has been maintained and prepared for its next owner. A pre-listing inspection, along with a detailed feature sheet and maintenance history, offers clarity, confidence, and peace of mind.



**Meticulously maintained.**

**Thoughtfully equipped.**

**Pride of ownership.**



# Property Systems, Upgrades & Maintenance



## Exterior & Grounds

- Pre-paid 2026 lawn care program with Weed Man (approx. \$1,678 value)
- In-ground irrigation system with Rain Bird components and Hunter Pro-C
- Asphalt driveway resealed (2023)
- Interlock patio (2013), professionally refurbished, reset & re-levelled (2023)

## Structural & Exterior Improvements

- 21 Thermopane windows replaced (2021) + kitchen door inserts (*excluding front elevation*)
- Roof shingles replaced (2016) – 25-year shingles by Synergy Roofing
- Garage shingles replaced (2018) – 25-year shingles
- Auxiliary garage upgrades (2012): re-poured concrete floor (~9 yards) + sump pump

## Mechanical, HVAC & Power

- New furnace (2025), annually serviced by Don's Heating and Cooling
- Ducts professionally cleaned (2022)
- 200-amp electrical service panel (*enhanced capacity for modern living, EV readiness, and future expansion*)
- Generac 16kW Generator with annual servicing by Speers Electric (*est. \$12,000–\$18,000 installed*)
- Central vacuum system (2011)

## Water, Septic & Filtration

- Septic serviced (2013, 2017, 2021, 2026)
- Annual maintenance via Premier Tech Aqua Ecoflo system
- Culligan reverse osmosis system (2022) + water softener (*est. \$4,000–\$8,000*)
- Whole-home filtration by Kinetico of Caledon, including updated aeration/precipitation filtration (2026) (*est. \$6,000–\$12,000*)
- Hot water tank (rental) with Reliance Home Comfort (\$36.16/month)

## Security & Technology

- Monitored system via Rogers (windows, entry points, front door camera)
- Exterior camera system with doorbell and perimeter coverage

**Over \$150,000 in capital improvements, system upgrades, and ongoing maintenance reflects a clear commitment to proactive ownership and long-term care.**

*The information contained herein has been obtained from sources deemed reliable and is believed to be accurate; however, it cannot be guaranteed. Measurements, specifications, and details are provided for general information only and are subject to change without notice. Buyers are advised to verify all information independently.*