

\$1,675,000 - 617 Eighth Road E, Stoney Creek

MLS® #40741363

\$1,675,000

3 Bedroom, 2.00 Bathroom, 1,140 sqft

Agriculture on 10.01 Acres

052 - Stoney Creek Escarpment, Stoney Creek, Ontario

Experience country living at its finest here at 617 Eighth Rd conveniently located on east Stoney Creek Mountain - central to Smithville, Winona, Grimsby & QEW - with Escarpment Brow mins north. This versatile 10ac rural Estate lends itself to either multi-generational scenario, hobby farm venue, single family residence w/income generating component or Investor's dream property. Incs "Better Than New" extensively renovated (2010-2015) brick bungalow situated near front of manicured lot introducing 1140sf of flawless living space ftrs oak kitchen sporting granite countertops & tile back-splash, living room boasting sliding door WO to 280sf concrete entertainment patio constructed on 217sf front garage segueing to adjacent 294sf rear garage. Design continues w/3 bedrooms, 5pc bath & rear sunroom. Solid oak staircase descends to 1309sf finished lower level offers family room, 3pc bath, utility/laundry room, cold room & storage room. Extras -newer windows, p/g furnace, AC, water purification, steel tile roof, cistern & septic. Impressive 1500sf brick/block garage is situated on south side of dwelling incs 2 separate bays, 3pc bath, 200 amp hydro, 10ft ceilings, 2 RU doors & steel tile roof. Continue past quaint multi-purpose block building to metal clad/brick skirted 62x42 building incorporates stunning, newly finished-2018, "Barndominium" ftrs gorgeous open concept interior highlighted w/milled hardwood flooring incs kitchen



w/island, BI appliances, living room, 3pc bath, laundry station, primary bedroom + upper level loft incs 2 bedrooms, huge hallway & 3pc bath. Serviced w/cistern, separate septic, p/g furnace & AC. Remainder of building is comprised of 480sf east bay incs aggregate flooring, 12.6ft ceilings & 10x12 RU door -continues to 2604sf west bay ftrs concrete floor, 12.5ft ceilings & 2-10x12 RU doors + open-style 1544sf livestock barn. Mature orchard, 6ac workable land, 2ac wood-lot & healthy pond add to the natural setting's magical charm.. TOTAL PACKAGE! (id:6289)

Built in 1972

Essential Information

Listing #	40741363
Price	\$1,675,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,140
Acres	10.01
Year Built	1972
Type	Agriculture
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	617 Eighth Road E
Subdivision	052 - Stoney Creek Escarpment
City	Stoney Creek
Province	Ontario
Postal Code	L8J2X4

Amenities

Utilities	Electricity, Telephone
Features	Sump Pump, In-Law Suite
Parking Spaces	10
Parking	Attached Garage

of Garages 1

Interior

Appliances Dishwasher, Dryer, Water purifier, Washer, Hood Fan, Window Coverings

Heating Propane Forced air

Cooling Central air conditioning

of Stories 1

Has Basement Yes

Exterior

Exterior Brick, Stone

Foundation Block

Listing Details

Listing Office RE/MAX Escarpment Realty Inc.



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