

\$2,500,000 - 8464 6th Line, Essa

MLS® #40752920

\$2,500,000

4 Bedroom, 3.00 Bathroom, 4,544 sqft

Single Family on 9.97 Acres

ES42 - Utopia, Essa, Ontario

LUXURY, SPACE, AND OPPORTUNITY - 4,544 SQ FT ESTATE ON 10 ACRES WITH OUTBUILDINGS BUILT FOR BUSINESS! Live the rural estate dream with this 4,544 sq ft sanctuary, fully renovated and set on 10 acres of serene countryside near Barrie, Angus, and Alliston. Offering total privacy with sweeping views of open fields and lush greenery, this property is brimming with opportunity for home-based businesses, contractors, and hobbyists, with an impressive selection of outbuildings that offer the flexibility to live, work, and pursue your passions. The 4,500 sq ft barn boasts box stalls, paddocks, a tack and feed room, and tack-up areas - perfect for discerning equestrians. A 62 x 38 ft heated saltbox-style workshop provides space for large-scale projects, while an 18'8 x 28 ft driving shed and a collection of accessory buildings add even more versatility. After a day spent working, escape to the backyard featuring an inground saltwater sport pool, a pool house with a shower and change room, and a timber-framed covered patio. The home itself exudes luxury, blending timeless architecture with high-end finishes. The modern farmhouse captivates with steep gables, a blend of brick and blue board and batten siding, a newer steel roof, and meticulously landscaped gardens. Step inside to the sun-drenched great room, a space that commands attention with soaring ceilings, exposed beams, a dramatic flagstone fireplace, and oversized windows that frame



the tranquil landscape. The kitchen is functional and elegant, offering custom wood cabinetry, granite and quartz countertops, a farmhouse sink, and a vintage-inspired range. Set in a private wing, the primary suite provides a peaceful retreat with a walk-in closet and ensuite, while a showstopping billiards room with vaulted ceilings and arched windows flows into a versatile space ideal for a media room, office, or lounge. This is an exceptional opportunity to live, work, and unwind in one extraordinary property that truly has it all. (id:6289)

Built in 1870

Essential Information

Listing #	40752920
Price	\$2,500,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	4,544
Acres	9.97
Year Built	1870
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	8464 6th Line
Subdivision	ES42 - Utopia
City	Essa
Province	Ontario
Postal Code	L0M1T0

Amenities

Amenities	Golf Nearby, Place of Worship
Utilities	Cable, Telephone
Features	Paved driveway, Country residential

Parking Spaces	32
Parking	Attached Garage, Detached Garage
# of Garages	2
Has Pool	Yes
Pool	Inground pool

Interior

Interior Features	Ceiling fans
Appliances	Central Vacuum, Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer
Heating	In Floor Heating, Other
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Propane
# of Stories	2

Exterior

Exterior	Brick
Exterior Features	Landscaped
Foundation	Block

Listing Details

Listing Office RE/MAX Hallmark Peggy Hill Group Realty Brokerage



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