

\$2,895,000 - 599 Cockshutt Road, Port Dover

MLS® #40756229

\$2,895,000

5 Bedroom, 4.00 Bathroom, 4,315 sqft
Agriculture on 50.00 Acres

Port Dover, Port Dover, Ontario

Discover the ultimate rural lifestyle on this rare 93-acre farm/equine retreat, thoughtfully designed for horse lovers, hobby farmers, or anyone seeking a peaceful and productive escape. Sustainability Meets Beauty This property is enrolled in an ALUS Canada tree planting program, with 3,500 trees different varieties planted in 2019. These trees must remain untouched for 15 years and generate an annual income of approximately \$518 a smart blend of conservation and return. The Land has approximately 49 acres of workable farmland, 12 acres of hay, 4 acres of fenced pasture. With the rest bush / trees and around the house . Plenty of space to grow, graze, and enjoy nature in every season. This spacious raised ranch features: 5 generous bedrooms & 4 bathrooms. Fully finished walk-out basement with separate entrance and a temperature-controlled wine cellar, 4 skylights that fill the home with natural light . Above-ground pool heated on the deck for summertime fun. Automatic whole-home backup generator for peace of mind. Furnace (2023) and water heater (2022) updated for your comfort and efficiency. Equestrian & Agricultural Features , 65 x 120 indoor riding arena, , perfect for year-round riding, 28 x 80 barn with horse stalls and hay storage, , 40 x 60 equipment barn with room for all your gear. Septic has been pumped out in 2024. Ample space for trailers, turnouts, paddocks, and more . All this, just a short drive to town amenities enjoy the serenity of country life



without sacrificing convenience. Whether you're looking to grow your equestrian operation or simply enjoy the wide open spaces, this property offers the perfect blend of land, lifestyle, and long-term value. (id:6289)

Built in 1990

Essential Information

Listing #	40756229
Price	\$2,895,000
Bedrooms	5
Bathrooms	4.00
Square Footage	4,315
Acres	50.00
Year Built	1990
Type	Agriculture
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	599 Cockshutt Road
Subdivision	Port Dover
City	Port Dover
Province	Ontario
Postal Code	N0A1N0

Amenities

Utilities	Electricity, Natural Gas
Features	Wet bar, Crushed stone driveway, Skylight, Sump Pump
Parking Spaces	12
Parking	Attached Garage
# of Garages	1
Has Pool	Yes
Pool	Above ground pool

Interior

Interior Features	Ceiling fans
Appliances	Central Vacuum, Dishwasher, Dryer, Water softener, Wet Bar, Washer,

	Microwave Built-in
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Stone, Vinyl siding
Foundation	Wood

Listing Details

Listing Office COLDWELL BANKER MOMENTUM REALTY BROKERAGE (Port Rowan)



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