

\$1,599,000 - 162 Young Road, Dunnville

MLS® #40778060

\$1,599,000

3 Bedroom, 1.00 Bathroom, 2,369 sqft

Single Family on 82.66 Acres

601 - Moulton, Dunnville, Ontario

This 82-acre farm offers a rare opportunity to own a private, multi-purpose property with abundant wildlife and a mix of mature forest (about 35 acres), workable land (about 40 acres), and yard space (about 5 acres), plus two ponds. Wildlife such as deer, turkeys, rabbits, and numerous birds frequent the property. The 1,469 sqft bungalow features 3 bedrms, 4-pc bath, a kitchen with ample cabinetry and all appliances included, a spacious living rm with gas fireplace, patio doors to a covered rear deck, accessible ramp entry, attached single garage, and a partially finished high & dry basement with a large family rm plus a cold rm, laundry and utility areas. Utilities include a working gas well, propane furnace, 4000-gallon cistern, water pump, 200-amp hydro panel, and full septic system. Gas well provides virtually free heat to the dwelling and workshop building, propane furnace serves as a supplementary source of forced air heating for the home. Updates include front window, gas fireplace, vinyl plank flooring, accessible wood ramp, new 18" toilet, vanity and grab bars. The outbuildings include a 3200 sqft metal clad, insulated workshop, built in 1981 with concrete floor and oil chang pit, 15 ft clear height ceiling and a 16'x14' roll up door, gas well heat line (ceiling mounted heater not used, as-is) and 100-amp electrical panel. Also, a 1520 sqft, metal clad, uninsulated implement addition with gravel floor and hydro, built in 1988, plus a 768 sqft, drive shed addition with concrete



floor and hydro, built in 1996 and a metal grain silo. The Mobile home is being sold separately and will be removed from the property unless purchased separately by the Buyer as a secondary dwelling. Located between Dunnville and Smithville, within 30 minutes of Hamilton and HWY 403. Suitable for cash-croppers, hobby farmers, or outdoor enthusiasts. Tenant farmer is willing to rent land and will harvest the current crop. No agreement in place for 2026. Perfect country package! (id:6289)

Built in 1980

Essential Information

Listing #	40778060
Price	\$1,599,000
Bedrooms	3
Bathrooms	1.00
Square Footage	2,369
Acres	82.66
Year Built	1980
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	162 Young Road
Subdivision	601 - Moulton
City	Dunnville
Province	Ontario
Postal Code	N1A2W7

Amenities

Amenities	Golf Nearby, Hospital, Marina, Park, Place of Worship, Playground
Utilities	Electricity, Natural Gas
Features	Southern exposure, Backs on greenbelt, Conservation/green belt, Crushed stone driveway, Country residential, Recreational, Sump Pump
Parking Spaces	20

Parking	Attached Garage
# of Garages	1
View	View (panoramic)

Interior

Appliances	Dishwasher, Dryer, Refrigerator
Coverings	
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes



Exterior

Exterior	Brick Veneer, Metal
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office	Royal LePage NRC Realty Inc.
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Listing information last updated on October 12th, 2025 at 8:47pm PDT