

\$1,999,900 - 1599 Berlett's Road, St. Agatha

MLS® #40778101

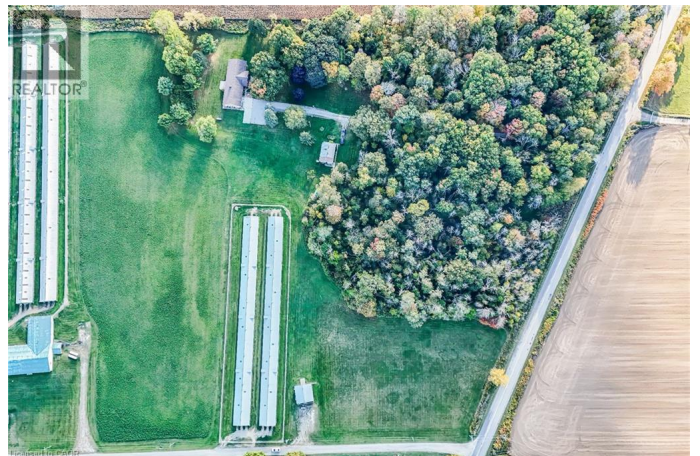
\$1,999,900

3 Bedroom, 4.00 Bathroom, 4,639 sqft

Agriculture on 17.94 Acres

661 - Baden/Phillipsburg/St. Agatha, St. Agatha, Ontario

1599 Berlett's Rd, St. Agatha â€” 18 Acres of Privacy and Possibility! Imagine your own private retreat just minutes from The Boardwalk, shopping, and medical centers. This rare 18-acre property offers space, flexibility, and endless potential with three separate buildings and optional storage structures â€” perfect for multi-generational living, a home business, or hobby farming. The main bungalow offers over 4,600 square feet of living space, featuring two spacious bedrooms, 2.5 bathrooms, a large kitchen with a breakfast area, and a separate formal dining room. The living room is warm and inviting, complete with a wood-burning fireplace â€” perfect for cozy evenings. The bright lower level is designed for versatility, offering an expansive recreation room with a bar, ideal for family gatherings, entertaining guests, or simply unwinding in your own space. It also includes a separate entrance, a full bathroom, a bedroom, and space for an additional bedroom if desired. The guest house adds over 1,000 sq. ft. with three bedrooms and one bath, perfect for extended family, guests, or rental income. The fully winterized office building offers another 1,000+ sq. ft. of flexible space with a bathroom â€” ideal for a studio, workshop, or home business. Car enthusiasts will love the oversized 750 sq. ft. garage â€” wide enough to fit up to four standard sized vehicles. Two optional 400-ft storage sheds provide extra space or can be removed prior to



closing. Lovingly maintained by the original owner, this property is a blank canvas ready for your personal touch. Bring your vision and creativity and transform this incredible space into your dream home, retreat, or business hub! (id:6289)

Essential Information

Listing #	40778101
Price	\$1,999,900
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	4,639
Acres	17.94
Type	Agriculture
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1599 Berlett's Road
Subdivision	661 - Baden/Phillipsburg/St. Agatha
City	St. Agatha
Province	Ontario
Postal Code	N0B2L0

Amenities

Utilities	Cable, Telephone
Features	Paved driveway, Crushed stone driveway
Parking Spaces	14
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Central Vacuum, Water softener
Heating	Propane Baseboard heaters, Forced air
Cooling	Central air conditioning
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Wood
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Aluminum siding, Brick
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX Twin City Realty Inc.
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