

# \$2,228,000 - 6128 Highway 3, Canfield

MLS® #40778512

**\$2,228,000**

6 Bedroom, 4.00 Bathroom, 1,798 sqft

Single Family on 98.25 Acres

621 - North Cayuga, Canfield, Ontario

Welcome to sophisticated rural living! This exceptional 98.25 acre property offers over 80 acres of workable land, with targeted field tiling, a thoughtfully renovated home, and serious infrastructure for farming, business, or lifestyle use. Set back from the road for privacy, the home features a bright, open-concept layout, custom kitchen with quartz counters, two full bathrooms, and three spacious bedrooms all on the main floor. All of the big-ticket items have been replaced in the last few years: roof, septic tanks, flooring, HVAC, drilled well, water treatment system, new windows, and full exterior waterproofing with house wrap for added durability. Natural gas - an uncommon rural feature - services both the home and the workshop. The full-height basement is framed for a family room, additional 3 bedrooms (one with ensuite), a full bathroom, and laundry room - with two custom staircases for easy access, and rough-ins already in place. Outside, you'll find a 50' x 100' steel workshop with hydro, concrete floor, and large barn doors, and a 50' x 95' coverall with its own well and concrete flooring, beside two fenced paddocks, a natural pond, and wide-open views. Currently, the cash crop is averaging approx. \$30k/year, with massive potential rental income from the house, workshop, barn and property. This is rural living done right, with the space, infrastructure, and flexibility to bring your vision to life. (id:6289)



## Essential Information

Listing #	40778512
Price	\$2,228,000
Bedrooms	6
Bathrooms	4.00
Square Footage	1,798
Acres	98.25
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

## Community Information

Address	6128 Highway 3
Subdivision	621 - North Cayuga
City	Canfield
Province	Ontario
Postal Code	N0A1C0

## Amenities

Amenities	Place of Worship, Schools
Utilities	Electricity, Natural Gas
Features	Southern exposure, Visual exposure, Tile Drained, Country residential, Sump Pump
Parking Spaces	20
Parking	Attached Garage
# of Garages	1
View	View (panoramic)

## Interior

Interior Features	Ceiling fans
Appliances	Central Vacuum, Central Vacuum - Roughed In, Dishwasher, Dryer, Microwave, Refrigerator, Water softener, Water purifier, Washer, Gas stove(s), Window Coverings
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood
# of Stories	1

Has Basement      Yes

## Exterior

Exterior      Brick  
Foundation      Block

## Listing Details

Listing Office      Brookside Estate Realty Inc.



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