

\$1,375,000 - 1938 Turkey Point Road, Simcoe

MLS® #40779966

\$1,375,000

3 Bedroom, 2.00 Bathroom, 2,390 sqft

Agriculture on 10.00 Acres

Vittoria, Simcoe, Ontario

This rare 10-acre property near Simcoe offers an exceptional combination of investment potential, versatile farming opportunities, and tranquil country living. Surrounded by thriving farms and residential developments, this property is perfectly positioned for future growth, with land values expected to rise significantly in the coming years. The property's location is unmatched—enjoy the peace of the countryside while being close to the city, highways, and the renowned Long Point Provincial Park. It's ideal for those seeking a private retreat, a hobby farm, or a long-term investment with strong development potential. Featuring sand loam soil, fully enclosed land, hydro, and natural gas, this property is perfect for a wide range of agricultural pursuits. Cultivate field flowers such as lavender, cash crops like ginseng, fruits, or vegetables, or create a hobby animal farm. With its fertile land and ready infrastructure, the opportunities are endless. The charming 3-bedroom bungalow provides open-concept living with a bright kitchen and dining area at its heart. The primary bedroom offers a peaceful retreat with a scenic window view, while main-floor laundry adds convenience. The partially finished basement includes a recreational/family room and unfinished space ready for extra bedrooms, hobby areas, or custom projects. Outside, the property includes a detached two-car garage, greenhouse, and multiple outbuildings—one with hydro and water—perfect for workshops,



storage, or small-scale farming operations. The landscape combines manicured gardens, woodland, and open fields, creating a perfect setting for relaxation or productive farming. Additionally, this property is well-suited for a B&B, family hotel, or rural tourism business, providing an income opportunity while enjoying the serene surroundings. Whether youâ€™re an investor, farmer, or entrepreneur, this property offers flexibility, growth potential, and a peaceful lifestyle in one exceptional package. (id:6289)

Built in 1997

Essential Information

Listing #	40779966
Price	\$1,375,000
Bedrooms	3
Bathrooms	2.00
Square Footage	2,390
Acres	10.00
Year Built	1997
Type	Agriculture
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1938 Turkey Point Road
Subdivision	Vittoria
City	Simcoe
Province	Ontario
Postal Code	N3Y4J9

Amenities

Features	Sump Pump, Automatic Garage Door Opener
Parking Spaces	12
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Central Vacuum, Dryer, Microwave, Refrigerator, Stove, Washer, Garage door opener, Hot Tub
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Foundation	Poured Concrete

Listing Details

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Listing information last updated on October 27th, 2025 at 3:16pm PDT