

\$1,799,000 - 8473 Mercer Road, Clarington

MLS® #E12317643

\$1,799,000

3 Bedroom, 2.00 Bathroom,
Agriculture on 0.00 Acres

Rural Clarington, Clarington, Ontario

An exceptional opportunity to own 40 acres of highly versatile land nestled against the stunning 11,000-acre Ganaraska Forest - A haven for outdoor enthusiasts w/ endless hiking, horseback riding, & motorized trails. This unique property offers a blend of natural beauty, privacy, and potential, ideal for both personal enjoyment & business ventures. The land includes 20 acres of productive hayfield, four fenced-in pastures currently used for crops or livestock, two additional fenced paddocks, and a round pen ideal for equestrian use or hobby farming. 100' x 50' barn w/ 9 stalls with potential for 12 and a feed room with separate hydro and water. 21' x 29' steel building with hydro - excellent use for utility vehicles or workshop. Brand new 22' x 32' garage with hydro, dbl electric doors & attached open shed 2 pristine, year-round freshwater streams flow throughout the property, offering an abundant supply of clean water & enhancing its natural appeal. The beautifully renovated country-style home features warm hickory-engineered hardwood flooring, a chef-inspired kitchen with butcher block counters and a center island, and a cozy living room with a stone fireplace & brand-new chimney. Step out from the main floor onto a spacious 18 x 30 south-facing wood deck, the perfect spot to unwind while taking in panoramic views of lush green pastures and stunning sunsets & the sunrise. Upstairs, the primary bedroom retreat boasts a large walk-in closet and a private three-piece ensuite. A



massive underground cellar adds incredible utility, ideal for storage, prepping, or even transforming into a wine cellar or workshop. Conveniently located just five minutes from Brimacombe Ski Hill and w/quick access to hwy 115/35, 407 & the 401, this property combines the peace of country living w/urban accessibility. Whether you're looking to start a farm, run an equestrian business, build a retreat, or simply enjoy the country lifestyle, this remarkable property offers endless possibilities. (id:6289)

Essential Information

Listing #	E12317643
Price	\$1,799,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Agriculture

Community Information

Address	8473 Mercer Road
Subdivision	Rural Clarington
City	Clarington
Province	Ontario
Postal Code	L0A1E0

Amenities

Utilities	Electricity
Parking Spaces	18
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater, Dishwasher, Dryer, Freezer, Stove, Washer, Wine Fridge, Refrigerator
Heating	Propane Forced air
Cooling	None

Fireplace	Yes
# of Stories	2

Exterior

Exterior	Vinyl siding
Lot Description	1338.9 x 1310.6 FT 25 - 50 acres

Listing Details

Listing Office	RE/MAX HALLMARK REALTY LTD.
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