

\$925,000 - 8275 County Road 9, Clearview

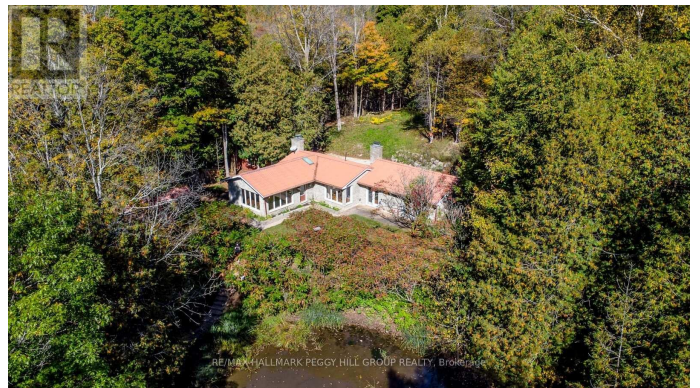
MLS® #S12457453

\$925,000

2 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Rural Clearview, Clearview, Ontario

ESCAPE TO 3.33 ACRES WITH A POND, FOREST TRAILS, & A HEATED BARN - LIVE, WORK, & PLAY WITH ENDLESS POSSIBILITIES! Discover a rare 3.33 acre retreat surrounded by lush forest with no direct neighbours, offering privacy and a tranquil natural setting just 5 minutes from the heart of Creemore with shops, dining, entertainment, and daily essentials. Perfectly positioned for four-season living, this property offers quick access to golf, hiking, and conservation areas, with Wasaga Beach and Blue Mountain Ski Resort just 30 minutes away. This charming renovated bungalow boasts a timeless stone exterior and durable steel roof, set on beautiful grounds with gardens, an expansive patio, winding forest trails, and a picturesque pond with a river and lush vegetation, creating a truly serene outdoor escape. A large heated barn that has many different uses and opportunities adds approximately 2,300 sq ft, and offers multiple rooms, an attic, a bridged walkway to the pond and home, and its own private driveway. Additional structures include a single garage, a garden shed, and a peaceful gazebo lounge area. Inside, soaring vaulted ceilings and walls of windows in the living room frame breathtaking pond and forest views, while the family room offers warmth with a cozy propane fireplace. The updated kitchen shines with a large island, coffee bar, and twin skylights, flowing seamlessly into a bright dining nook. The home offers two generous bedrooms and two full 4-piece



baths, including a private primary retreat with a walkout to the yard. Further highlights include main floor laundry, an efficient on-demand water system, contemporary pot lighting throughout, and rich hardwood floors across the main living spaces. More than a #HomeToStay, this is a lifestyle - private, versatile, and filled with endless opportunities for living, working and playing in one extraordinary setting! (id:6289)

Essential Information

Listing #	S12457453
Price	\$925,000
Bedrooms	2
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	8275 County Road 9
Subdivision	Rural Clearview
City	Clearview
Province	Ontario
Postal Code	L0M1G0

Amenities

Amenities	Park, Fireplace(s)
Utilities	Wireless, Electricity Connected
Features	Wooded area, Irregular lot size, Sloping, Hilly, Carpet Free
Parking Spaces	7
Parking	Detached Garage, Garage, RV
# of Garages	2

Interior

Appliances	Water Heater - Tankless, Stove, Water Heater, Water Treatment, Refrigerator
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Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Stone
Exterior Features	Landscaped
Lot Description	1136.9 x 269.1 FT ; See Remarks 2 - 4.99 acres
Foundation	Block

Listing Details

Listing Office RE/MAX HALLMARK PEGGY HILL GROUP REALTY



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