

\$1,375,126 - 428 1 Charlotteville Road, Norfolk (forestville)

MLS® #X12108557

\$1,375,126

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Forestville, Norfolk (forestville), Ontario

!MOTIVATED SELLER! Discover this rare 29-acre hobby farm nestled in the scenic countryside of St. Williams, a quiet rural enclave celebrated for its agricultural heritage. This special property blends lifestyle and income potential, offering space to live, work, and generate revenue in a peaceful, nature-rich setting. The raised brick ranch features 2+2 bedrooms, an updated kitchen and convenient walk-outs from both the kitchen and basement. Basement In-Law Suite is new with new Bathroom. Enjoy the outdoors on a spacious wood deck with a Jacuzzi hot tub. A skylight brightens the main bath, and a drilled well ensures ample water supply to the home, barn, and auxiliary building. Ideal for equestrian enthusiasts or those dreaming of a hobby farm, the steel-clad barn includes 5 stalls, a tack room with hydro, water, and fenced paddocks. The additional auxiliary building is equipped with hydro, water, and the a wood stove is perfectly suited for a dog kennel operation, hobby workspace, or rural business venture. This property offers an incredible opportunity to develop a boarding or kennel facility in a tranquil, natural environment dogs (and owners) will love. With Turkey Point Beach less than 5 mins, and Lake Erie, and the St. Williams Conservation Reserve, outdoor activities like hiking, horseback riding, and water sports are just minutes away. Whether you're looking to



establish a fruitful business, short-term rental, hobby farm, or private retreat, this unique property delivers the space, setting, and flexibility to turn your vision into reality.
(id:6289)

Essential Information

Listing #	X12108557
Price	\$1,375,126
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	428 1 Charlotteville Road
Subdivision	Forestville
City	Norfolk (forestville)
Province	Ontario
Postal Code	N0E1P0

Amenities

Features	Wooded area, Irregular lot size
Parking Spaces	8
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Central Vacuum, Stove
Heating	Oil Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	1
Has Basement	Yes
Basement	Walk-up

Exterior

Exterior	Brick
Lot Description	207 x 2196.1 FT ; 29.675 Ac 25 - 50 acres
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX WEST REALTY INC.



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