

\$995,000 - 235132 Concession 2 Wgr, West Grey

MLS® #X12115541

\$995,000

2 Bedroom, 2.00 Bathroom,
Agriculture on 0.00 Acres

West Grey, West Grey, Ontario

Discover the epitome of rural living on this sprawling 52+ acre farm nestled between Durham & Dornoch. A meticulously renovated family home awaits, surrounded by natural beauty & thoughtfully upgraded features that redefine comfort & style. Exterior renovations include a new front addition & back deck, new steel siding, steel roof & eavestroughing, & new doors & windows. Inside, the transformation continues with a new owned hot water tank & new plumbing & wiring. The brilliant new addition unveils a grand foyer and the open concept kitchen is a masterpiece of design, featuring stainless steel appliances that perfectly complement the pristine quartz countertops & generously-sized island. The primary bedroom is a sanctuary of luxury, complete with an ensuite 4-piece bathroom that embodies relaxation. A walk-out to the deck creates a seamless connection with the outdoors. The practicality of a linen closet & the elegance of high-end light fixtures with fans are further testaments to the thoughtful design. The walk-out basement, with 80% of the space already finished, eagerly awaits your personal touch. Stay comfortable year-round with heat and AC pumps installed on both levels. Power is no concern, with a 200 amp panel, generator panel, & an additional sub-panel in the basement. The 52+ acre lot features approx 31 workable acres & approx 6 acres of mature cedar forest. Plus, enjoy beautiful trails, Mountain Creek meandering through the property & a 20x20 eco pond. The



farm's outbuildings are a testament to its functionality. A well-equipped shop with a concrete floor and hydro, an RV pad and an RV outlet in the workshop caters to practical needs. A silo, small animal outbuilding with hydro & separate pens, barn with hydro, drive shed, & garden shed are perfect for hobby farmers. Your dreams of a harmonious rural existence start here - schedule a showing today! (id:6289)

Essential Information

Listing #	X12115541
Price	\$995,000
Bedrooms	2
Bathrooms	2.00
Acres	0.00
Type	Agriculture
Style	Bungalow

Community Information

Address	235132 Concession 2 Wgr
Subdivision	West Grey
City	West Grey
Province	Ontario
Postal Code	N0G1R0

Amenities

Amenities	Golf Nearby, Fireplace(s)
Utilities	Cable, Electricity
Features	Wooded area, Irregular lot size, Sloping, Wetlands
Parking Spaces	20
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater, Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Wood Heat Pump
Fireplace	Yes

# of Fireplaces	1
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Concrete, Steel
Lot Description	858.1 x 2646.9 Acre 50 - 100 acres
Foundation	Concrete

Listing Details

Listing Office	Century 21 In-Studio Realty Inc.
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