

\$999,000 - 413294 Baseline Road, West Grey

MLS® #X12262723

\$999,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

West Grey, West Grey, Ontario

This stunning 6.43-acre hobby farm offers breathtaking sunrise and sunset views and a peaceful rural lifestyle just 7 minutes from town amenities. This custom 3 bed, 2 bath ranch bungalow, with approx. 1,885 sft of finished living space includes a finished w/o basement. Equestrians will appreciate the 50' x 80' indoor riding arena with steel siding, complete with four hardwood stalls, rubber mats in the tack-up area, a tack room, a viewing room or office above, and hay storage over the stalls. The arena features 3 exit points, including an oversized sliding door with motorhome clearance. Outdoors, the 100' x 150' sand ring provides ample space for riding and training, while 3 fenced paddockseach with run-in sheds and electric fencingare ready for horses, ponies, goats, or other animals. The property has convenient water access in 3 locations: within the arena and stall area, outside near the paddocks, and in the bunkie area. Both the stable and bunkie are equipped with electricity, and the bunkie itself offers potential as a workshop, studio, or future guesthouse. There is also a dedicated motorhome hookup beside the house for plug-in capability. The main residence features a wrap around deck, a kitchen with a w/o to the deck and above-ground pool, a spacious living and dining area with large windows, and a generously sized main fl laundry rm (Could be conv to an add. Bed Room). The primary bedroom includes a full ensuite with a skylight. A recently added mudroom provides a



practical space for boots, coats, and riding gear. The finished basement offers a w/o to the backyard, a rec room, and a bedroom, along with a storage area. Outdoor living is enhanced by the above-ground pool with a newer heater (2022) and brand new liner and pump (2024). A small pond add to the property's charm, while a private road allows easy access for visitors or campers to reach the back field. And lastly, there are several nearby riding trails minutes away! Book your private showing today! (id:6289)

Essential Information

Listing #	X12262723
Price	\$999,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	413294 Baseline Road
Subdivision	West Grey
City	West Grey
Province	Ontario
Postal Code	N0G1R0

Amenities

Parking Spaces	10
Parking	No Garage
Has Pool	Yes
Pool	Above ground pool

Interior

Appliances	Water Heater, Water softener, Dishwasher, Dryer, Microwave, Oven, Range, Stove, Washer, Window Coverings, Refrigerator
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Heating	Propane Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Vinyl siding
Lot Description	408.4 x 695.8 FT
Foundation	Concrete

Listing Details

Listing Office ROYAL LEPAGE WOLLE REALTY



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