

\$899,900 - 146 Woford Ctr Centre, Merrickville-Wolford

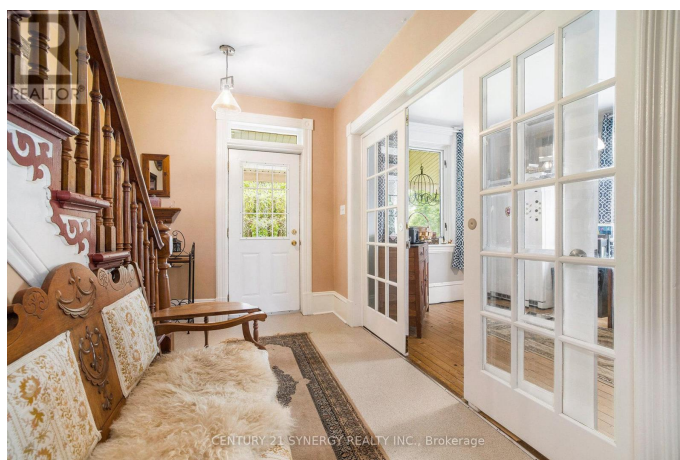
MLS® #X12296497

\$899,900

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

805 - Merrickville/Wolford Twp,
Merrickville-Wolford, Ontario

Welcome to your dream hobby farm retreat. This enchanting century home sits on a quiet dead-end road minutes from historic Merrickville, blending rustic charm and modern comfort across a sprawling 23-acre estate. The beautifully treed property includes mature fruit trees and a cedar forest that enhance its serene appeal. Seven acres are fenced for livestock, and over 300 acres of Crown Land border the back and side, offering unmatched privacy and access to nature. A gated entrance ensures security, while raised garden beds and various outbuildings including a new chicken coop make this ideal for hobby farming. Equestrian enthusiasts will love the large barn with five horse stalls, a tack room, hay loft, and rubber mats throughout. Five paddocks with walk-ins, a small barn, and a hay shelter support a thriving farm lifestyle. Inside, the home features three spacious bedrooms and two full bathrooms. A welcoming foyer opens into a warm, character-filled layout. A flexible main-floor bonus room offers endless possibilities home office, reading nook, yoga or art studio, or playroom. The cozy living room with a woodstove (installed two years ago) flows into the eat-in kitchen with ample cabinetry, generous counter space, and a breakfast bar. The family room showcases a stunning exposed brick wall. Main-floor laundry adds convenience, and the backyard deck is perfect for relaxing or entertaining. Comfort and



efficiency are ensured with a heat pump, high-efficiency propane furnace, GenerLink hookup, UV water filtration system, and water softener. Located just 20 minutes from Kemptville, Brockville, and Smiths Falls, and 40 minutes from Kanata, this property offers peaceful country living with easy access to nearby towns. Don't miss this rare opportunity to own a slice of paradise. Schedule your private showing today and experience the magic of this countryside gem. (id:6289)

Essential Information

Listing #	X12296497
Price	\$899,900
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	146 Wolford Ctr Centre
Subdivision	805 - Merrickville/Wolford Twp
City	Merrickville-Wolford
Province	Ontario
Postal Code	K0G1N0

Amenities

Parking Spaces	8
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater, Dishwasher, Dryer, Washer, Refrigerator
Heating	Propane Heat Pump
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	2

Exterior

Exterior	Brick
Lot Description	431 x 293.9 FT ; 2.91 10 - 24.99 acres
Foundation	Stone

Listing Details

Listing Office CENTURY 21 SYNERGY REALTY INC.



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