

\$1,175,000 - 100 Dixie Road, Athens

MLS® #X12298548

\$1,175,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

813 - R of Yonge & Escott Twp, Athens,
Ontario

Set on a breathtaking 169 acres, this extraordinary country estate is perfect for those seeking a tranquil retreat or an equestrian dream. A beautifully renovated stone farmhouse with fibre optic high speed internet and vast land make this a rare find! This property offers endless opportunities with approx 65 acres of fields and trees and bordered by hundreds of acres of Crown land with a pond and wetlands to explore. The stunning 4-bedroom, 3-bath farmhouse has over half a million in upgrades, blending historic charm with modern comforts. Gutted to the stone, it now features new plumbing, wiring, HVAC, insulation, drywall, kitchen, bathrooms, and much more including new vinyl siding. While modernized, it retains its charm with exposed stone walls, wood beams, and gorgeous flooring. The grand family room has a warm ambiance with vaulted ceiling, stunning original stone wall, and new wood fireplace. The stunning new kitchen features huge windows, custom shaker cabinetry, fireclay apron sink, Cambria quartz counters, and luxury Café appliances. A spacious bedroom or office and a beautifully renovated 3pc bath with glass and tile shower and quartz vanity complete the main level, along with a dining room, mudroom/laundry, and enclosed porch leading to a large deck. Upstairs features 3 bedrooms, renovated main 4pc bath and primary ensuite, and breathtaking sunrise and sunset views. For equestrian enthusiasts,



there is all the potential to be a dream horse farm. Including an 11-stall stable with rubber mats, heated tack room, and wash stall. Paddocks with large shelters, buried water lines, and electric fencing. The barn has drive shed, more stalls, and storage. 20x40 pad ready for indoor arena. Even in its rural setting, conveniences are never far: fibre optic internet in both the home and stable, just minutes from Athens, 20 to Brockville, and 10 to Charleston Lake. Living at 100 Dixie Road is the perfect balance of modern country estate living!
(id:6289)

Essential Information

Listing #	X12298548
Price	\$1,175,000
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	100 Dixie Road
Subdivision	813 - R of Yonge & Escott Twp
City	Athens
Province	Ontario
Postal Code	K0E1B0

Amenities

Amenities	Marina, Place of Worship, Schools, Fireplace(s)
Utilities	Cable, Electricity, Wireless, Electricity Connected, Telephone
Features	Wooded area, Irregular lot size, Partially cleared, Flat site, Wetlands, Lane, Carpet Free, Guest Suite
Parking Spaces	20
Parking	Carport, Garage
# of Garages	2

Interior

Appliances	Water Heater, Water softener, Water Treatment, Dishwasher, Dryer, Hood Fan, Stove, Washer, Window Coverings, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Stone, Vinyl siding
Lot Description	2482.9 x 6232.5 FT 100+ acres
Foundation	Stone

Listing Details

Listing Office RE/MAX FINEST REALTY INC., BROKERAGE



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 23rd, 2025 at 7:46pm PDT