

\$974,900 - 1789 Matheson Drive, Montague

MLS® #X12306904

\$974,900

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

902 - Montague Twp, Montague, Ontario

Homesteader's dream on 40+ acres, ideal for hobby farmers & those looking to live close to nature without sacrificing nearby amenities. All major living spaces (incl. primary bedroom) are located on the main floor, ideal for all ages and stages. The slab-on-grade design eliminates any concerns beneath your feet, with state-of-the-art utility room on ground level and radiant in-floor heat. Drop your boots in the foyer after a walk on the trails or time spent in the garden, and hang up your coat on the custom built-in shelving. The kitchen features honeycomb tile, open shelving, propane stove & L-shaped island. The main floor bedroom includes a walk-in closet & roughed-in ensuite bath, ready for your finishing touches. Open concept dining room overlooks the pond, and living room ft. a cozy fireplace and patio leading outside. Upstairs are 3 generous bedrooms with ceiling fans, custom blinds & fresh paint. The main 4pc bath has a soaker tub with tile surround & built-in storage. Watch movies, play, or work from home in the family room. Heated, insulated double attached garage was wired & has metal sheeting. Outside, there is a powered & watered chicken coop + shed, a 2nd coop with run, 100' x 200' vegetable garden, underground water lines & trails throughout the wooded acreage to enjoy year round. The pond freezes over in the winter & is a gathering site for skating parties and bonfires. A second 30'x24' garage with steel roof is insulated, wired ready for your finishing touches. Upgraded propane system



with torpedo tank, underground lines & hookup for future Generac generator. Modern & efficient mechanical systems including steel roof, 200-amp service, HRV & H2O softener. Golf cart & map available for showings so you can tour the properties trails with ease. Full list of upgrades, expenses & negotiable items available upon request. If you've been dreaming of growing your own food, raising animals & enjoying the outdoors, this is your opportunity. 48 hrs irrevocable. (id:6289)

Essential Information

Listing #	X12306904
Price	\$974,900
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1789 Matheson Drive
Subdivision	902 - Montague Twp
City	Montague
Province	Ontario
Postal Code	K7A5B8

Amenities

Amenities	Hospital, Fireplace(s)
Features	Wooded area, Partially cleared, Flat site, Carpet Free
Parking Spaces	20
Parking	Attached Garage, Covered, Garage, RV
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Water Heater, Water Heater - Tankless, Water softener, Dishwasher, Dryer, Garage door opener, Satellite Dish,
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	Stove, Washer, Refrigerator
Heating	Radiant heat
Cooling	Central air conditioning, Air exchanger
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Wood
Exterior Features	Landscaped
Lot Description	200 x 2272 FT 25 - 50 acres
Foundation	Slab

Listing Details

Listing Office CENTURY 21 SYNERGY REALTY INC.



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Listing information last updated on October 15th, 2025 at 3:16pm PDT