

\$699,000 - 794008 3rd Line, Mono

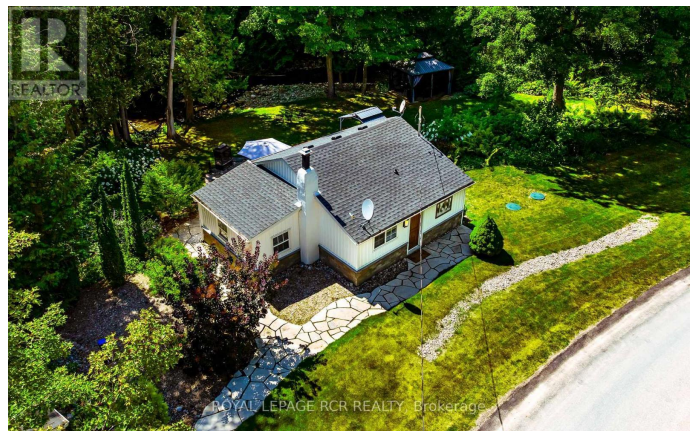
MLS® #X12307480

\$699,000

1 Bedroom, 1.00 Bathroom,
Single Family on 0.32 Acres

Rural Mono, Mono, Ontario

Welcome to 794008 3rd Line, Mono - a rare riverfront gem nestled in the heart of Hockley Valley. This fully renovated, turn-key (all furniture & contents are included in the sale price), all season one-bedroom, one-bathroom cottage offers the perfect blend of charm, luxury, and location. Set on a beautifully landscaped 0.32-acre lot with mature trees and stunning gardens, this home backs directly onto the serene Nottawasaga River. Relax and take in the peaceful views from your private screened-in gazebo or stroll along the flagstone walkways that surround the property. Renovated top-to-bottom in 2023, this open-concept home features a new roof, stylish vinyl and stone exterior, vaulted ceilings, updated hardwood flooring, a gorgeous new kitchen with stainless steel appliances and a spa-like bathroom with heated floors. Its truly move-in ready - whether you're looking for a full-time residence, a weekend escape, or an income-generating investment. Currently a successful Airbnb rental with an impressive annual revenue this property offers exceptional value and opportunity. A detached single-car garage and private driveway provide convenience, while the unbeatable location places you just steps from Hockley Valley Resort - enjoy skiing, golf, spa days, Adamo Estate Winery, hiking trails, restaurants, and more. All this, just under 10 minutes to Orangeville's shops and amenities. Experience the peacefulness of country living without sacrificing city convenience. This is



more than a cottage - its a lifestyle. Don't miss your chance to own a piece of paradise in one of Mono's most sought-after areas. See attached Survey, please note there is a shared driveway to the South of the Garage by approximately 4.5 Ft down to the river with room to park additional 2 to 3 cars. Video Link: <https://www.youtube.com/watch?v=nbtxq5wuHvU&feature=youtu.be> (id:6289)

Essential Information

Listing #	X12307480
Price	\$699,000
Bedrooms	1
Bathrooms	1.00
Acres	0.32
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	794008 3rd Line
Subdivision	Rural Mono
City	Mono
Province	Ontario
Postal Code	L9W5Y7

Amenities

Amenities	Golf Nearby, Fireplace(s)
Utilities	Cable, Electricity
Features	Wooded area, Irregular lot size, Ravine, Backs on greenbelt, Conservation/green belt, Carpet Free, Gazebo
Parking Spaces	5
Parking	Detached Garage, Garage
# of Garages	2
View	River view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Oven - Built-In, Blinds, Furniture, Microwave, Stove, Refrigerator
Heating	Electric, Other Heat Pump, Not known
Cooling	Wall unit
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Stone, Vinyl siding
Exterior Features	Landscaped
Foundation	Block

Listing Details

Listing Office ROYAL LEPAGE RCR REALTY



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