

\$2,895,000 - 599 Cockshutt Road, Norfolk

MLS® #X12316591

\$2,895,000

5 Bedroom, 4.00 Bathroom,
Agriculture on 0.00 Acres

Rural Woodhouse, Norfolk, Ontario

Discover the ultimate rural lifestyle on this rare 93-acre farm/equine retreat, thoughtfully designed for horse lovers, hobby farmers, or anyone seeking a peaceful and productive escape. Sustainability Meets Beauty This property is enrolled in an ALUS Canada tree planting program, with 3,500 trees planted in 2019. These trees must remain untouched for 15 years and generate an annual income of approximately \$518 a smart blend of conservation and return. The Land has approximately 49 acres of workable farmland, 12 acres of hay, 4 acres of fenced pasture. With the rest bush / trees and around the house . Plenty of space to grow, graze, and enjoy nature in every season. This spacious raised ranch features: 5 generous bedrooms & 4 bathrooms. Fully finished walk-out basement with separate entrance and a temperature-controlled wine cellar, 4 skylights that fill the home with natural light . Above-ground pool built into the deck for summertime fun. Automatic whole-home backup generator for peace of mind. Furnace (2023) and water heater (2022) updated for your comfort and efficiency. Equestrian & Agricultural Features , 65 x 120 indoor riding arena, , perfect for year-round riding, 28 x 80 barn with horse stalls and hay storage, , 40 x 60 equipment barn with room for all your gear. Septic has been pumped out in 2024. Ample space for trailers, turnouts, paddocks, and more . All this, just a short drive to town amenities enjoy the serenity of country life



without sacrificing convenience. Whether you're looking to grow your equestrian operation or simply enjoy the wide open spaces, this property offers the perfect blend of land, lifestyle, and long-term value. (id:6289)

Essential Information

Listing #	X12316591
Price	\$2,895,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Agriculture
Style	Raised bungalow

Community Information

Address	599 Cockshutt Road
Subdivision	Rural Woodhouse
City	Norfolk
Province	Ontario
Postal Code	N0A1N0

Amenities

Amenities	Fireplace(s)
Utilities	Electricity
Features	Wooded area, Irregular lot size, Hilly, Carpet Free, Sump Pump
Parking Spaces	12
Parking	Attached Garage, Garage
# of Garages	2
Has Pool	Yes
Pool	Above ground pool

Interior

Appliances	Central Vacuum, Water Heater, Dishwasher, Dryer, Microwave, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning

Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Wood
Exterior Features	Landscaped
Lot Description	4147.9 x 744.7 FT 50 - 100 acres
Foundation	Wood

Listing Details

Listing Office COLDWELL BANKER MOMENTUM REALTY, BROKERAGE



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