

\$899,900 - 14407 County Road 2, Brighton

MLS® #X12316865

\$899,900

1 Bedroom, 1.00 Bathroom,
Single Family on 25.70 Acres

Brighton, Brighton, Ontario

14407 County Road 2 is an irregularly shaped property comprising of five adjacent parcels which combine for 25.71-acres (1,119,953 s.f.) and have a combined 2,912 feet of road frontage on County Road 2, Hunt Road, and Barnes Road. The property is zoned for industrial ME-1 as well as RU. Many possibilities exist for rezoning! The main parcel, being 15.94-acres and located in the northeast section of the property, is developed with a house, an industrial style building, and a storage outbuilding. Great panoramic views of Lake Ontario. The 770 s.f. single-story bungalow features a single bedroom and three-piece bathroom. Originally constructed in 1954 it was extensively renovated in 2016. New windows 2022, New roof 2020, New Electrical 2024, New Heat Pump 2023. A new roof was installed in 2020, windows were replaced in 2022. The three-piece bathroom includes a walk-in shower, ceramic bowl sink set in a wooden countertop and frosted windows. The bedroom has a closet and glass patio door providing access to a rear wooden patio deck. The home is serviced by hydro, a septic tank, and a private well. Heating and cooling is provided by an electric heat pump and a supplemental propane fireplace. The 4,091 s.f. single storey industrial style building features two bays, each equipped with a roll-up drive-in door. The front section has a clear height of 24 ft. high, and the rear is 18 ft. Constructed on a poured concrete and concrete block foundation with slab on grade



flooring, the exterior walls are primarily comprised of concrete block with sections of exposed structural steel and wood frames. The roof is a flat, asphalt membrane built-up roof with a gravel ballast. The building is serviced by a private well and septic tank system installed in 2014. It has 200-amp electrical service and is mainly unheated except for the bathroom which has an electric baseboard. There is an old wood fired furnace, but is not currently connected. (id:6289)

Essential Information

Listing #	X12316865
Price	\$899,900
Bedrooms	1
Bathrooms	1.00
Acres	25.70
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	14407 County Road 2
Subdivision	Brighton
City	Brighton
Province	Ontario
Postal Code	K0K1H0

Amenities

Amenities	Fireplace(s)
Utilities	Cable, Electricity
Features	Wooded area, Irregular lot size, Sloping, Rolling, Partially cleared, Hilly, Carpet Free
Parking Spaces	10
Parking	Detached Garage, Garage
# of Garages	2
View	Lake view, View of water

Interior

Appliances	Water Heater, Water softener
Heating	Electric Heat Pump
Cooling	Wall unit
Fireplace	Yes
# of Stories	1

Exterior

Exterior	Stone
Foundation	Slab

Listing Details

Listing Office ROYAL LEPAGE TERREQUITY REALTY



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