

\$3,850,000 - 1526 County Road 2, Otonabee-South Monaghan

MLS® #X12319754

\$3,850,000

3 Bedroom, 3.00 Bathroom,
Single Family on 100.00 Acres

Otonabee-South Monaghan, Otonabee-South Monaghan, Ontario

Incredible Opportunity 273 Acres with Agricultural & Industrial Zoning on the Otonabee River. A rare and versatile offering! Set on an expansive 273-acre parcel with over 2,000 feet of frontage along the scenic Otonabee River, this property combines agricultural and industrial zoning ideal for a wide range of uses. While agriculture is central, you could also establish a riverside campground, horse stables, a commercial kennel, or many industrial permitted uses such as the current auto recycling business. The property features a modern 2,124 sq ft commercial building (built in 2020), a spacious 3,650 sq ft barn, and a beautifully designed bungalow constructed approximately 10 years ago. This stunning home offers about 3,000 sq ft of finished living space, including a fully finished walkout lower level. Enjoy high-end finishes throughout, with hardwood flooring on the main level and in-floor radiant heated vinyl flooring downstairs. The bright and spacious lower level offers in-law suite potential, featuring a second kitchen, laundry, and a walkout to the backyard. The home's warm farmhouse charm is enhanced by a custom Trex wraparound deck, perfect for taking in breathtaking panoramic views. Ideal for a hobby farm, boating enthusiasts, horseback riding, or exploring the private trails for hiking, ATV'ing, or dirt biking, this one-of-a-kind



property truly offers something for everyone.
(id:6289)

Essential Information

Listing #	X12319754
Price	\$3,850,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	100.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	1526 County Road 2
Subdivision	Otonabee-South Monaghan
City	Otonabee-South Monaghan
Province	Ontario
Postal Code	K0L1B0

Amenities

Amenities	Fireplace(s)
Utilities	Electricity
Features	Carpet Free, In-Law Suite
Parking Spaces	14
Parking	Attached Garage, Garage
# of Garages	2
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater - Tankless, Water Treatment
Heating	Propane Forced air
Cooling	Central air conditioning, Air exchanger
Fireplace	Yes
# of Fireplaces	1

# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Vinyl siding
Foundation	Concrete

Listing Details

Listing Office	ROYAL LEPAGE PROALLIANCE REALTY
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