

\$1,050,000 - 9476 County Rd 7, Elizabethtown-Kitley

MLS® #X12320557

\$1,050,000

4 Bedroom, 3.00 Bathroom,
Agriculture on 0.00 Acres

811 - Elizabethtown Kitley (Old Kitley) Twp,
Elizabethtown-Kitley, Ontario

Combine an awesome modern country home with 53 acres of usable land in a quiet country setting and call it home. If you have been looking for a turn key farming experience, ready to leave the big city for the country, than look no further. It is easy to say this home has it all and is a great place to raise a family. Enjoy the woods with winding trails wide enough to ride a horse or ATV to a meandering creek at the propertys edge. Enjoy the bunkie with combined sugar shack. The barn with stalls includes hydro and hot and cold running water. New fencing for your livestock of choice has recently been installed. 16 acres of pasture with some fruit trees and an established garden round out the package. Everything ready to go for the new farmer in you. Rare to find a fabulous home finished on 3 levels with a bathroom on each floor. Lower level could be used as a mother in law suite with heated floors in bathroom a pellet stove , and bedroom and its own separate entrance. You will love the kitchen with a bonus wood style cook stove, and the newly added 600 sf main floor family room with wood stove is a focal point for all entertainment and family fun. Home features attached double garage and a large paved driveway and a second detached double garage for storage or the hobbyist. Check out the video and photos that tell the tale of where your new lifestyle adventure may lead. Rare can you find a complete package providing family fun, with sustainability and



tranquility. 15 minutes to Brockville, 45 minutes to Kingston, and not far from the bustling village of Athens. Excellent schools in the area too. See it today. (id:6289)

Essential Information

Listing #	X12320557
Price	\$1,050,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Agriculture

Community Information

Address	9476 County Rd 7
Subdivision	811 - Elizabethtown Kitley (Old Kitley) Twp
City	Elizabethtown-Kitley
Province	Ontario
Postal Code	K0E1A0

Amenities

Amenities	Fireplace(s)
Utilities	Electricity
Features	Level lot, Wooded area, Irregular lot size, Partially cleared, Flat site, Level, Paved yard, In-Law Suite
Parking Spaces	8
Parking	Attached Garage, Garage
# of Garages	2

Interior

Heating	Oil Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Pellet
# of Stories	2
Has Basement	Yes

Basement Walk out, Separate entrance

Exterior

Exterior Brick, Vinyl siding

Lot Description 675 x 2777 FT ; L SHAPED|50 - 100 acres

Foundation Block

Listing Details

Listing Office RE/MAX FINEST REALTY INC., BROKERAGE



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