

\$2,485,000 - 574461 Sideroad 40, West Grey

MLS® #X12335185

\$2,485,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

West Grey, West Grey, Ontario

This is where quality design, functional living and farm life all meet. On this vast 81 acres, featuring a recently built luxury farm house, 45 acres of clear land, a 10 acre maple bush, and flowing water. This 2022 build was intentionally crafted with an open concept layout and a walkout basement. Setting the tone for quality finishes throughout the home, you will find brand new hard wood floors, suspended ceilings, and marble countertops. A large walkout deck with a cathedral ceiling is perfectly placed, to enhance your view of the exceptional landscape. Lined with wood siding and limestone exterior stone with a 50-year warranty. The bank barn is equipped with water, stalls and storage space. The property is lined with groomed trails, workable land, fenced pasture and the Traverston Creek. The best kept secret is the Farden Lake, a 25 acre public accessible lake, literally a stones throw away. The Glenelg Klondyke Trail is also within riding or hiking distance to enjoy the 400 acres of trails and groomed cross country skiing. You don't just want to find a home. You want a lifestyle.. Its here, waiting for you. (id:6289)



Essential Information

Listing #	X12335185
Price	\$2,485,000
Bedrooms	3

Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	574461 Sideroad 40
Subdivision	West Grey
City	West Grey
Province	Ontario
Postal Code	N0C1H0

Amenities

Amenities	Fireplace(s)
Utilities	Electricity, Wireless, Electricity Connected, Electricity Available, Telephone
Features	Irregular lot size, Open space, Dry, Sump Pump
Parking Spaces	10
Parking	Attached Garage, Garage, RV
# of Garages	2
View	View of water, Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Range, Water Heater, Water softener, Garage door opener remote(s), Oven - Built-In, Dishwasher, Dryer, Garage door opener, Microwave, Hood Fan, Stove, Washer, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning, Air exchanger, Ventilation system
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Basement	Walk out

Exterior

Exterior	Wood, Stone
Exterior Features	Landscaped

Lot Description	3295 x 1310 FT 50 - 100 acres
Foundation	Poured Concrete

Listing Details

Listing Office	Wilfred McIntee & Co Limited
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