

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

MLS® #X12350784

\$2,485,000

3 Bedroom, 2.00 Bathroom, 81 sqft

Agriculture on 81.02 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 #	X12350784
Price	\$2,485,000
Bedrooms	3

Bathrooms	2.00
Square Footage	81
Acres	81.02
Type	Agriculture

Community Information

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

Amenities

Features	Irregular lot size
Parking Spaces	8

Interior

Appliances	Dishwasher, Dryer, Garage door opener, Water Heater, Microwave, Hood Fan, Washer
Cooling	Fully air conditioned

Listing Details

Listing Office	Wilfred McIntee & Co Limited
----------------	------------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 31st, 2025 at 3:16pm PDT