

# **\$729,900      -      82376      Bluewater      Highway,** **Ashfield-Colborne-Wawanosh (colborne)**

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MLS® #X12368613

**\$729,900**

3 Bedroom, 2.00 Bathroom,  
Single Family on 419.70 Acres

Colborne,      Ashfield-Colborne-Wawanosh  
(colborne), Ontario

This is a rare opportunity to own a versatile hobby farm minutes north of Goderich. Situated across from Sunset Golf Club and within walking distance to the pristine sandy beaches of Lake Huron and Point Farms Provincial Park, this 3.16-acre property offers the perfect blend of rural living and recreational access in a highly desirable location. Currently set up as an equine facility, the property features expansive fenced pastures, and a classic bank barn that includes hydro, water, stalls, and turnout areas. See pics for property boundary (owner currently rents 3 acres for riding arena/pasture). Additionally, there is a large pole shed (70' x 35' x 14') with a partial concrete floor, providing ample storage and workspace. The property's AG4 zoning offers numerous possibilities for further development, including options for income potential or starting your own agriculture-based business. Permitted and accessory uses include a Bed & Breakfast, Accessory Dwelling Unit, Farm Produce Sales Outlet, Home Industry or Occupation, and General Agriculture. The well-maintained 1 3/4-storey, 3-bedroom home is perched on higher ground, offering picturesque views of the golf course and the surrounding countryside. Recent upgrades ensure peace of mind for years to come. In 2021, the home and barn received significant



improvements, including a new septic system, updated wiring and electrical panels (both in the house and the barn), a new steel roof with fascia, soffits, eavestroughs, and dormer siding, attic insulation, and new plumbing (including toilets and sinks). Additionally, in 2023, a new central air conditioning system was installed. This unique property offers the perfect setting for those seeking a hobby farm, equestrian lifestyle, or the potential to generate income in one of Ontario's most sought-after tourist regions. Don't miss your chance to own this exceptional property with easy access to recreational amenities and a peaceful rural environment. (id:6289)

Essential Information

|            |               |
|------------|---------------|
| Listing #  | X12368613     |
| Price      | \$729,900     |
| Bedrooms   | 3             |
| Bathrooms  | 2.00          |
| Half Baths | 1             |
| Acres      | 419.70        |
| Type       | Single Family |

Community Information

|             |                                       |
|-------------|---------------------------------------|
| Address     | 82376 Bluewater Highway               |
| Subdivision | Colborne                              |
| City        | Ashfield-Colborne-Wawanosh (colborne) |
| Province    | Ontario                               |
| Postal Code | N7A3Y3                                |

Amenities

|                |                                                                                             |
|----------------|---------------------------------------------------------------------------------------------|
| Amenities      | Beach, Golf Nearby                                                                          |
| Utilities      | Electricity, Wireless, Electricity Connected                                                |
| Features       | Irregular lot size, Rolling, Flat site, Conservation/green belt, Hilly, Country residential |
| Parking Spaces | 22                                                                                          |
| Parking        | Detached Garage, Garage, RV                                                                 |

# of Garages 2

### Interior

Heating Propane Forced air

Cooling Central air conditioning

# of Stories 2

### Exterior

Exterior Brick, Vinyl siding

Foundation Concrete

### Listing Details

Listing Office Royal LePage Heartland Realty



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Listing information last updated on October 19th, 2025 at 11:46pm PDT