

# \$794,900 - 307 County Rd 5 Road, Front Of Yonge

MLS® #X12393109

**\$794,900**

4 Bedroom, 2.00 Bathroom,  
Single Family on 538.00 Acres

822 - Front of Yonge Twp, Front Of Yonge,  
Ontario

LOOKING FOR ACREAGE, FARMING  
OPPORTUNITY, COMMERCIAL  
DESIGNATION ON 1 ACRE FOR INCOME  
OPPORTUNITY, PRIVACY AND AN  
EXCEPTIONALLY WELL-KEPT HOME?

Welcome to 307 County Road 5 where rural charm meets endless possibilities. Set well back from the road, a picturesque, tree-lined driveway leads you to this unique property, nestled on just under 32 acres. Step inside through the main entrance to a bright and functional lower level, featuring a cozy living area with a wood stove, a bedroom with a 3-piece ensuite, convenient laundry, and ample storage space + a small dry sauna. Ascend upstairs to the heart of the home showcasing an open-concept kitchen, dining, and living space with expansive windows that flood the area with natural light. Down the hall, you will find three additional bedrooms and a 4-piece bathroom, offering plenty of room for family or guests. With slab-on-grade construction, you'll enjoy the comfort and peace of mind that comes with a solid, low-maintenance foundation. The property boasts a 2,100 sq. ft. greenhouse, ideally situated on approximately one acre of commercially zoned land perfect for a business venture or your green thumb dreams. A barn is also on site, ready for a little TLC to bring it back to life. Backing onto Dam Road, which runs alongside scenic Graham Lake, this location offers both tranquility and



convenience. 2 car garage is insulated and actually never been parked in. Perfectly positioned between Mallorytown and Athens, you are only 15 minutes to Brockville, 20 minutes to Gananoque, and 40 minutes to Kingston. Whether you are looking for a homestead, business opportunity, or simply space to breathe, 307 County Road 5 delivers on all levels! Book your private showing today. (id:6289)

Essential Information

|           |                 |
|-----------|-----------------|
| Listing # | X12393109       |
| Price     | \$794,900       |
| Bedrooms  | 4               |
| Bathrooms | 2.00            |
| Acres     | 538.00          |
| Type      | Single Family   |
| Sub-Type  | Freehold        |
| Style     | Raised bungalow |

Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 307 County Rd 5 Road     |
| Subdivision | 822 - Front of Yonge Twp |
| City        | Front Of Yonge           |
| Province    | Ontario                  |
| Postal Code | K0E1R0                   |

Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | Fireplace(s)            |
| Features       | Open space              |
| Parking Spaces | 20                      |
| Parking        | Attached Garage, Garage |
| # of Garages   | 2                       |

Interior

|            |                                                                                                    |
|------------|----------------------------------------------------------------------------------------------------|
| Appliances | Water Heater, Dishwasher, Dryer, Garage door opener, Stove, Washer, Window Coverings, Refrigerator |
| Heating    | Electric Baseboard heaters                                                                         |

|                 |      |
|-----------------|------|
| Cooling         | None |
| Fireplace       | Yes  |
| # of Fireplaces | 1    |
| # of Stories    | 1    |

## Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior          | Brick, Vinyl siding |
| Exterior Features | Landscaped          |
| Foundation        | Concrete            |

## Listing Details

Listing Office RE/MAX HALLMARK REALTY GROUP



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