

\$1,799,900 - 315045 Highway 6 Rr1 Highway, West Grey

MLS® #X12406935

\$1,799,900

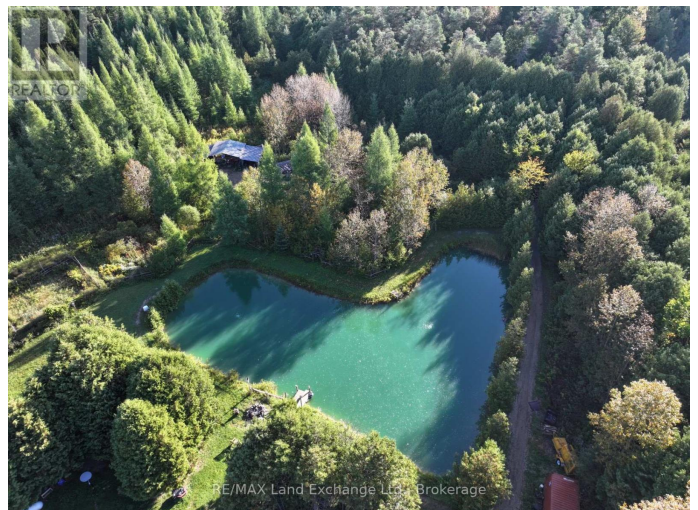
3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

West Grey, West Grey, Ontario

Attention investors, entrepreneurs! The possibilities are endless with this @90 acre parcel, 75 acres of managed forest, (about 21 acres of hardwood), with very lucrative logging potential. On this beautiful natural retreat, a heart shaped man made pond (approved), a well appointed raised bungalow with 200 amp service, 2 bedrooms and a 4 piece bath on the upper level (@ 1112 sq ft) with even more income potential with the lower level granny flat (@1043 sq ft)with a large bedroom and a 3 piece bath a huge living room with tiled floor, a cold room, a utility/workshop and a spacious eat in kitchen. Outside there are 2 decks, one with a gas hook-up for bbq, an oversized garage, 48 x 24, that could park 4 along with a workshop with 60 amp service, new windows and insulation, a 10x12 bunkie with hydro, a 24 x 14 chicken coup, with a heat light for drinking water in winter, a steel 20 x 40 building, a sea can pop out (tiny house) 20 x 20 with roughed-in 3 pc bath and hydro. There's a plethora of machinery on the property that is negotiable. (id:6289)

Essential Information

Listing #	X12406935
Price	\$1,799,900
Bedrooms	3
Bathrooms	2.00
Acres	0.00



Type	Single Family
Style	Raised bungalow

Community Information

Address	315045 Highway 6 Rr1 Highway
Subdivision	West Grey
City	West Grey
Province	Ontario
Postal Code	N0G1R0

Amenities

Amenities	Golf Nearby, Hospital, Place of Worship
Utilities	Cable, Electricity
Features	Wooded area, Rolling, Backs on greenbelt, Wetlands, Country residential, Sump Pump, In-Law Suite
Parking Spaces	12
Parking	Detached Garage, Garage
# of Garages	2

Interior

Interior Features	TV Antenna
Appliances	Garage door opener remote(s), Water Heater, Dryer, Freezer, Stove, Washer, Window Coverings, Refrigerator
Heating	Propane Forced air
Cooling	Window air conditioner, Air exchanger
Fireplace	Yes
# of Stories	1
Has Basement	Yes
Basement	Apartment in basement

Exterior

Exterior	Brick, Vinyl siding
Exterior Features	Landscaped
Lot Description	655.5 x 3325.9 Acre ; A 10 ACRE SEVERANCE ON SOUTHERN PORTION 50 - 100 acres
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX Land Exchange Ltd.
----------------	---------------------------



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