

\$559,900 - 7916 Wellington Road 109, Wellington North (arthur)

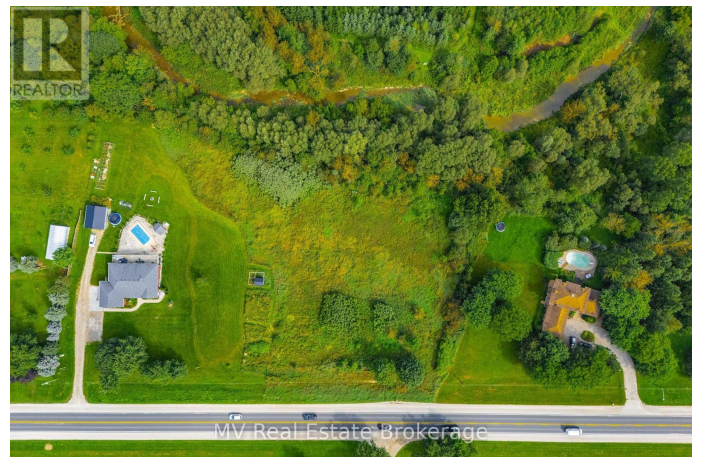
MLS® #X12410429

\$559,900

0 Bedroom, 0.00 Bathroom,
Vacant Land on 0.00 Acres

Arthur, Wellington North (arthur), Ontario

This beautiful 1.28-acre lot combines privacy, nature, and convenience just minutes from town. Nestled among mature maple, spruce, and pine trees, the property backs onto conservation land and a quiet ravine, offering a serene backdrop for your future home. The lot is already prepared for your build: GRCA-approved setback permits are in place, a culvert and driveway have been installed, and natural gas along with essential services are available at the lot line. Sample building plans are also included to help inspire your design. With a gentle slope, the site is perfectly suited for a walkout basement with large windows, allowing for natural light and maximizing living space. Whether you envision a modern farmhouse, a timeless bungalow, or a custom retreat, this setting enhances every possibility. Located on the edge of town, the property provides quick access to Arthur, Elora, Fergus, and commuter routes to Guelph, Kitchener-Waterloo, and the GTA. Surrounded by custom homes on generous lots, this is a rare opportunity to build in a sought-after location where beauty, seclusion, and convenience come together. (id:6289)



Essential Information

Listings #	X12410429
Price	\$559,900

Bathrooms	0.00
Acres	0.00
Type	Vacant Land

Community Information

Address	7916 Wellington Road 109
Subdivision	Arthur
City	Wellington North (arthur)
Province	Ontario
Postal Code	N0G1A0

Amenities

Utilities	Cable, Electricity
Parking	No Garage
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Exterior

Lot Description	160.67 x 343 FT 1/2 - 1.99 acres
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Listing Details

Listing Office	MV Real Estate Brokerage
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