

# \$1,949,900 - 502349 10 Concession, West Grey

MLS® #X12445938

**\$1,949,900**

4 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

West Grey, West Grey, Ontario

It's rare to find such a well cared for property, with these many amenities, and at this price. No details have been overlooked with this lovingly restored 1888 original farmhouse. All of the original character of the 1750 sq ft house has been preserved and seamlessly integrated with the highest contemporary standards. For the growing family, the 4 bedrooms and 2 bathrooms provide plenty of space for everyone. For the entertaining types, you will enjoy the large chef's kitchen with WOLF induction range. For those working from home, StarLink high speed internet is installed as well as fibre optic internet hookup is now available. With just over **\*\*96 ACRES\*\***, this homestead has been operating organic (no spray) for over 20 years. Unique 1830s English - style barn, completely renovated in 2020 with cement floor. 2 car heated garage, large workshop and bonus shop. Horse shelter with power and water, fenced paddocks with electric fencing installed. All outbuildings have power and running water. SOLAR ARRAY system generates approx **\*\*\$1200 per month\*\*** with Hydro One contract which is assignable to new owner. Small private cabin at the pond is a 5 star rated AirBnb rental. Permaculture - style orchard and garden planted 5 years ago. Garden has irrigation installed. Sawmill building can be used for a variety of purposes. Many walking and ATV trails run throughout the property. 2600 trees planted in 2018. Country dreams do come true, and it happens in a rural paradise like this. Windows/doors



(2020), AC (2021), downspouts/eavestroughs  
(2025)

**\*\*FOR MORE INFO\*\***  
<https://www.502349concession10.com/brande>  
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**Essential Information**

|           |               |
|-----------|---------------|
| Listing # | X12445938     |
| Price     | \$1,949,900   |
| Bedrooms  | 4             |
| Bathrooms | 2.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 502349 10 Concession |
| Subdivision | West Grey            |
| City        | West Grey            |
| Province    | Ontario              |
| Postal Code | N0G1S0               |

**Amenities**

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Fireplace(s)                                  |
| Features       | Wooded area, Rolling, Gazebo, Solar Equipment |
| Parking Spaces | 22                                            |
| Parking        | Detached Garage, Garage                       |
| # of Garages   | 2                                             |

**Interior**

|                 |                                                                                                |
|-----------------|------------------------------------------------------------------------------------------------|
| Appliances      | Central Vacuum, Water Heater, Dishwasher, Dryer, Stove, Washer, Window Coverings, Refrigerator |
| Heating         | Propane Forced air                                                                             |
| Cooling         | Central air conditioning                                                                       |
| Fireplace       | Yes                                                                                            |
| # of Fireplaces | 2                                                                                              |
| # of Stories    | 2                                                                                              |

**Exterior**

|                   |                               |
|-------------------|-------------------------------|
| Exterior          | Brick, Wood                   |
| Exterior Features | Landscaped                    |
| Lot Description   | 1332 x 3300 FT 50 - 100 acres |
| Foundation        | Concrete, Stone               |

**Listing Details**

Listing Office            SUTTON GROUP - SUMMIT REALTY INC.



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Listing information last updated on October 31st, 2025 at 5:46pm PDT