

\$1,990,000 - 4905 First Line, Erin

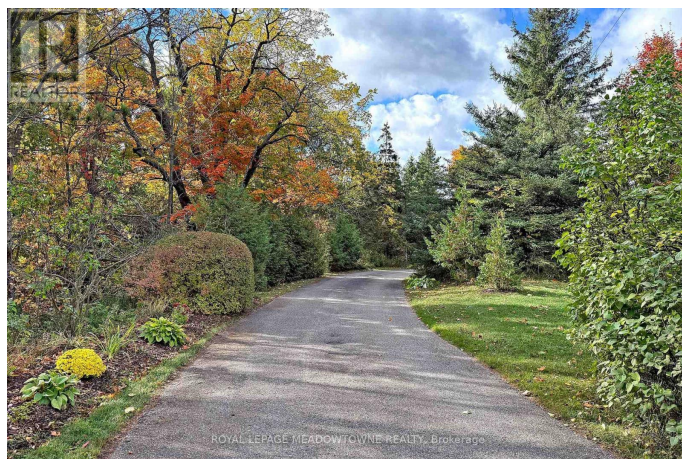
MLS® #X12456055

\$1,990,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Rural Erin, Erin, Ontario

Set on 10 scenic acres, this bright home offers more than 4,000 sq. ft. of living space with the freedom for your family to grow, play, and enjoy nature every day. The large eat-in kitchen includes a walkout to a spacious multi-tier deck perfect for family meals, entertaining or watching the sunrise. The family room features a cozy wood-burning fireplace and a walkout to a sunroom complete with a hot tub for year-round relaxation. An open-concept living and dining room provides plenty of space for gatherings and special occasions. Upstairs, the four generous bedrooms give everyone their own space to sleep, study and play. The principal suite includes a private 4-piece ensuite with a luxurious glass walk-in shower. The finished basement adds even more living space ideal for a playroom, gym, games area, or movie nights plus plenty of storage space. Outdoors, enjoy endless activities in your own backyard. Spend summers by the heated inground pool, explore the property trails all year round and there is room to build a hockey rink in the winter. Harvest apples, pears, grapes and raspberries along with your own produce from the 25 x 50 fenced vegetable garden. Cost-efficient geothermal heating and cooling keeps you comfortable year round. High-speed fibre internet provides reliable service for streaming services, working or learning from home. The long paved driveway leads 10 plus car parking and an oversized 2-car garage with inside access. Recent updates include



oversized thermal windows, R-50 attic insulation, new fascia and eavestrough, a pool heater and pump. Property taxes are reduced from the benefits of 2.77 acres under CLTIP tax credits. This peaceful rural retreat sits on the corner of two paved roads and has a Halton Hills address giving you the benefits of 2 Municipal services and conveniently located closer to Georgetown and Acton than Erin. It is just minutes to the Acton GO station and area schools, shops, churches, and golf courses. (id:6289)

Essential Information

Listing #	X12456055
Price	\$1,990,000
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	4905 First Line
Subdivision	Rural Erin
City	Erin
Province	Ontario
Postal Code	L7J2L9

Amenities

Amenities	Golf Nearby, Fireplace(s)
Utilities	Electricity, Wireless, Telephone
Features	Wooded area, Rolling, Partially cleared, Open space, Flat site, Conservation/green belt, Wetlands, Lighting
Parking Spaces	14
Parking	Attached Garage, Garage, Inside Entry, RV
# of Garages	2
View	View
Has Pool	Yes

Pool Inground pool

Interior

Appliances Garage door opener remote(s), Water Heater, Water purifier, Water softener

Heating Forced air

Cooling Central air conditioning

Fireplace Yes

of Fireplaces 2

of Stories 2

Has Basement Yes

Exterior

Exterior Brick, Stucco

Exterior Features Landscaped

Lot Description 503.2 x 873.9 FT|10 - 24.99 acres

Foundation Block

Listing Details

Listing Office ROYAL LEPAGE MEADOWTOWNE REALTY



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