

\$1,579,000 - 1982 Road 163 Road, Perth South (blanshard)

MLS® #X12466045

\$1,579,000

5 Bedroom, 2.00 Bathroom,
Agriculture on 0.00 Acres

Blanshard, Perth South (blanshard), Ontario

Nestled just minutes northwest of St. Mary's, this charming hobby farm offers over 10 acres of prime countryside living. The home is thoughtfully positioned near the center of the property, surrounded by approximately 8 acres of workable land and a mature yard with trees that provide privacy and natural beauty. Inside, the house features a spacious open-concept kitchen and dining area, recently upgraded and filled with natural light from a large picture window overlooking the front yard. A rear mudroom and laundry area connect to the attached double garage, while upstairs you'll find four comfortable bedrooms and a newly renovated three-piece bathroom. The finished lower level includes a cozy rec room with a freestanding fireplace and wood bar, a personal gym, and a storage room with direct access to the garage. Beyond the home, a standout feature is the detached heated barn/shop measuring 40 by 40 feet, equipped with overhead radiant gas heat, high-clearance ceilings, and a large roll-up door. Attached to this is a 40 by 24 foot workshop with running water, a compost toilet, and a full office space with kitchenette - perfect for a home-based business, woodworking, or vehicle restoration. With unobstructed sunset views from the rear windows and a peaceful setting in Southern Perth County, this rare rural property offers both comfort and versatility. A true opportunity



to live, work, and thrive in the countryside.
(id:6289)

Essential Information

Listing #	X12466045
Price	\$1,579,000
Bedrooms	5
Bathrooms	2.00
Acres	0.00
Type	Agriculture

Community Information

Address	1982 Road 163 Road
Subdivision	Blanshard
City	Perth South (blanshard)
Province	Ontario
Postal Code	N4X1C4

Amenities

Utilities	Electricity
Features	Flat site, Lighting, Sump Pump
Parking Spaces	50
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Water Heater, Water softener, Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes
Basement	Separate entrance

Exterior

Exterior	Brick, Vinyl siding
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Exterior Features Landscaped

Lot Description 800 x 544.5 FT ; 545.8ft x 801.9ft x 545.82ft x 801.9ft|10 - 24.99 acres

Listing Details

Listing Office THRIVE REALTY GROUP INC.



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Listing information last updated on October 21st, 2025 at 9:31pm PDT