

\$1,899,000 - 355695 The Blue Mountain Euphrasia Townline, Blue Mountains

MLS® #X12468378

\$1,899,000

4 Bedroom, 2.00 Bathroom,
Agriculture on 0.00 Acres

Blue Mountains, Blue Mountains, Ontario

Welcome to a rare 104-acre country retreat just outside Duncan in The Blue Mountains, offering breathtaking views of Georgian Bay and endless potential in one of the area's most sought-after rural settings. This charming 1,400 sq. ft. farmhouse features 3 bedrooms plus den and 2 bathrooms, blending rustic character with comfortable everyday living. The principal rooms capture views of the rolling countryside, while the den offers versatility for a home office, playroom or guest accommodation. The property offers 52 arable acres along with scenic meadows, wooded areas, and Mill Creek flowing through the land. With numerous vantage points and open clearings, the property offers excellent potential for a future secondary residence, guest house, or estate build site while maintaining privacy and natural surroundings. Located in the heart of four-season recreation, the property is directly across the road from the Bruce Trail and just minutes to Kimberley, Thornbury, Beaver Valley Ski Club, Georgian Peaks, and Blue Mountain, as well as renowned restaurants, local markets, and boutique shops. Scenic hiking, cycling, and golf are all close by, along with the beaches and marinas of Georgian Bay. A rare opportunity to own expansive acreage with views in a highly sought-after location, combining natural beauty with long-term potential. (id:6289)



Essential Information

Listing #	X12468378
Price	\$1,899,000
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Agriculture

Community Information

Address	355695 The Blue Mountain Euphrasia Townline
Subdivision	Blue Mountains
City	Blue Mountains
Province	Ontario
Postal Code	N0H1J0

Amenities

Amenities	Beach, Golf Nearby, Ski area
Utilities	Cable, Electricity
Features	Irregular lot size, Ravine, Rolling, Partially cleared, Waterway, Flat site, Hilly
Parking Spaces	10
Parking	No Garage
View	River view, View of water, Direct Water View

Interior

Appliances	Water Heater, Dryer, Microwave, Stove, Washer, Refrigerator
Heating	Oil Forced air
Cooling	None
# of Stories	2

Exterior

Exterior	Aluminum siding
Lot Description	763.4 x 4491 FT ; 4491.02 ft x 763.43 ft x 349.56 ft x 24 100+ acres
Foundation	Block, Stone

Listing Details

Listing Office	Bosley Real Estate Ltd.
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