

\$1,599,000 - 7174 Highway 89, Wellington North (mount Forest)

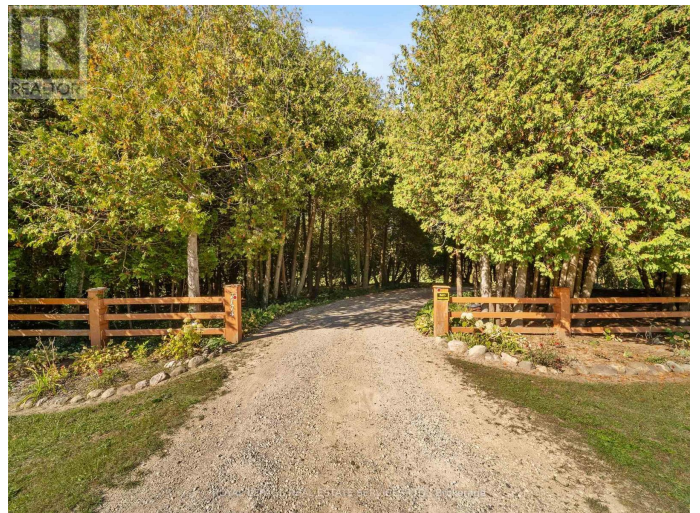
MLS® #X12473204

\$1,599,000

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Mount Forest, Wellington North (mount Forest), Ontario

Your countryside sanctuary awaits. Nestled on 3.5 acres along the Saugeen River, this Mount Forest estate is where tranquility meets possibility. Surrounded by mature trees, open skies, and manicured gardens, the home offers a retreat from the city while remaining just minutes from local amenities. The first floor features three generous bedrooms and a sunlit living area that flows seamlessly into a fully equipped modern kitchen with a walkout to the deck - perfect for morning coffees, bird-watching, and summer barbecues. Downstairs, you'll find a bright family room anchored by a cozy propane fireplace, a luxurious ground-floor sauna with dual shower heads, and an additional bedroom that works beautifully as a home office, guest suite, or rental opportunity. A cold cellar provides additional storage for your canned goods, jams and preserves that you've likely bought from a Mennonite farm. The property's outdoor spaces are equally inviting. A sprawling deck with a gazebo and hot tub overlooks the landscaped yard, offering plenty of room to relax or entertain. The heated workshop is ideal for hobbies or storage, and there is a small garden shed that was once a charming doll house. Located just five minutes from Mount Forest's Main Street, the town centre, retail stores, restaurants, and the local hospital, this home blends peaceful country



living with everyday convenience. Here, life moves a little slower, feels a little lighter, and truly lives up to Mount Forest's old motto: High, Happy, and Healthy. (id:6289)

Essential Information

Listing #	X12473204
Price	\$1,599,000
Bedrooms	3
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	7174 Highway 89
Subdivision	Mount Forest
City	Wellington North (mount Forest)
Province	Ontario
Postal Code	N0G2L0

Amenities

Amenities	Fireplace(s), Separate Heating Controls, Separate Electricity Meters
Utilities	Cable, Electricity, Electricity Connected, Wireless, Telephone
Features	Wooded area, Irregular lot size, Sloping, Backs on greenbelt, Waterway, Open space, Atrium/Sunroom, In-Law Suite, Sauna
Parking Spaces	8
Parking	No Garage
View	River view, Direct Water View

Interior

Appliances	Hot Tub, Central Vacuum, Water Heater, Water purifier, Water softener
Heating	Propane Forced air
Fireplace	Yes
# of Stories	2

Exterior

Exterior	Brick
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Exterior Features	Landscaped
Lot Description	693.6 x 390.9 FT 2 - 4.99 acres
Foundation	Poured Concrete

Listing Details

Listing Office ROYAL LEPAGE REAL ESTATE SERVICES LTD.



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