

\$3,500,000 - 22678 Johnston Line, Rodney

MLS® #25012517

\$3,500,000

10 Bedroom, 7.00 Bathroom,
Single Family on 0.00 Acres

N/A, Rodney, Ontario

Presenting a rare & exceptional opportunity to acquire a meticulously maintained 55.03-acre countryside retreat. Ideally located just minutes from Highway 401 in West Elgin this facility was built with seclusion & convenience in mind. Currently operating as a thriving wellness retreat, the business is relocatingâ€”offering you the chance to reimagine this extraordinary estateâ€™s next chapter. At the heart of the property stands a sprawling 7,500 sq ft residence with 10 spacious bedrooms & 7 bathrooms, designed to host large groups or multi-generational families with ease. The open-concept layout features a stunning chef's dream industrial-style kitchen, complete with a large island, separate butler's kitchen, & bistro-style seating area with access to a panoramic 60' balcony overlooking a tranquil pond & peaceful landscapeâ€”perfect for entertaining or running a commercial operation. A cozy fireplace central to the great room creates a warm & welcoming atmosphere for gatherings at the core of the premises. The fully finished lower level offers a private gym, yoga room, gathering room & dedicated office space-catering to both relaxation & productivity. State-of-the-art equestrian facilities are sure to captivate with its 100x150 indoor riding arena, 6-stall horse barn, 3 fenced paddocks, & fully outfitted tack room with attached studio apartment. The grounds also feature trails, offering serene views & the peaceful ambiance that defines this



one-of-a-kind estate. Zoned A1 with permitted wellness facility use, the property is primed for continued commercial operation, agricultural ventures with 19 workable acres, or private luxury living. Whether you envision a private sanctuary, a retreat center, or an equestrian training facility, this property delivers unmatched potential in a truly idyllic setting. Don't miss your chance to own a turnkey acreage combining natural beauty, luxury amenities, & business-ready infrastructure—all within easy reach of major travel routes. (id:6289)

Built in 2003

Essential Information

Listing #	25012517
Price	\$3,500,000
Bedrooms	10
Bathrooms	7.00
Half Baths	2
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Freehold

Community Information

Address	22678 Johnston Line
Subdivision	N/A
City	Rodney
Province	Ontario
Postal Code	N0L2C0

Amenities

Features	Hobby farm, Double width or more driveway, Concrete Driveway, Gravel Driveway
Parking	Detached Garage, Garage, Heated Garage
# of Garages	2

Interior

Appliances	Cooktop, Dryer, Refrigerator, Washer, Oven
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	2

Exterior

Exterior	Brick
Exterior Features	Landscaped
Lot Description	1120.3 X 2326.08 / 55.03 AC 10+ acres
Foundation	Concrete

Listing Details

Listing Office CAMPBELL CHATHAM-KENT REALTY LTD. Brokerage



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