

\$2,300,000 - 682 Westover Road, Flamborough

MLS® #40694287

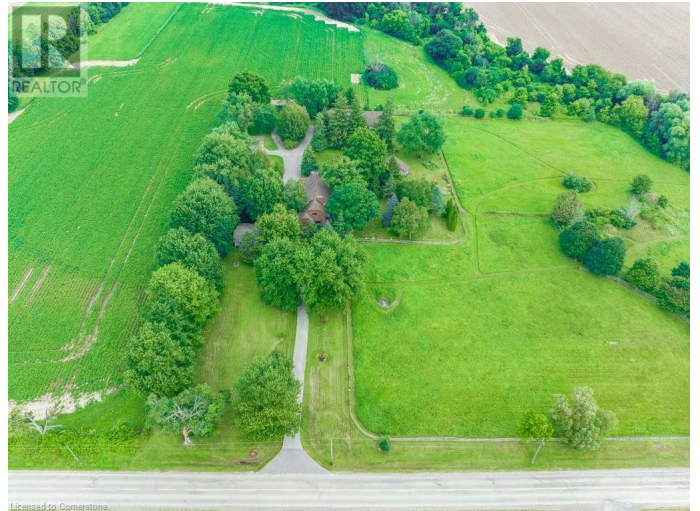
\$2,300,000

11 Bedroom, 8.00 Bathroom, 3,960 sqft

Multi-family on 10.00 Acres

045 - Beverly, Flamborough, Ontario

Exceptional opportunity offers 5 distinct residences & huge barn/loft (4000+ sqft)! Legal non-conforming rental units include 2 detach cottage-like bungalows, 1 barn apt & 2 separate dwellings in the main house. Perfect for earning a secondary income, or families that wish to stay close but want a space to call their own. Beautiful 10.28 acres of property sitting on a level lot with many mature trees & small, serene creek running through. MAIN HOUSE (rebuilt 1991): 2-storey with attached double car garage & comprised of 2 dwellings, both with independent entrances; UNIT A (2404 sqft): Appointed beautifully w grand foyer & curved staircase open to above, home office w exposed brick wall, updated kitchen w seated island & access to the patio beyond, separate dining area, living room w stunning f/p & surround, main floor laundry & powder room. Upstairs holds 4 good-sized bedrooms & 2 updated bathrooms including a 6-pce ensuite. Other features include crown moulding, pot lights & plank flooring. UNIT B (1556 sqft): Offers its own main floor laundry & powder room, eat-in kitchen with stove-top & wall oven, very cozy living room featuring wood-burning corner f/p w large stone surround, office area w window seat & garden door w/o to yard. Â Upstairs holds 2 generous-sized bedrooms, one with the same stone feature wall carried through, shared 4-pce bathroom & lots of closet/storage space. COTTAGE UNIT C (707 sqft): 1 Bed, 1 Bath unit with â€œHis/Herâ€• bedroom closet,



laundry/mud room w additional entrance & a lovely covered front porch overlooking the front yard. Â COTTAGE UNIT D (1102 sqft): Spacious 2 Bed, 1 Bath unit offering ensuite laundry, wood floors, and huge primary bedroom with wall-to-wall closet and access to the outside. Â APARTMENT UNIT E (1346 sqft): 2 Bedroom unit with great bedroom size and storage, easterly views from the living room bow window & primary balcony. Â Separate hydro & gas meters. Unit C: Electric heating. Potential added income from barn & paddocks. (id:6289)

Essential Information

Listing #	40694287
Price	\$2,300,000
Bedrooms	11
Bathrooms	8.00
Square Footage	3,960
Acres	10.00
Type	Multi-family
Sub-Type	Freehold

Community Information

Address	682 Westover Road
Subdivision	045 - Beverly
City	Flamborough
Province	Ontario
Postal Code	L8B1R5

Amenities

Amenities	Golf Nearby
Features	Paved driveway, Sump Pump, Automatic Garage Door Opener
Parking Spaces	18
Parking	Attached Garage
# of Garages	1

Interior

Appliances Water softener, Water purifier
Heating Natural gas Forced air, Other
Cooling Central air conditioning
of Stories 1
Has Basement Yes

Exterior

Exterior Brick, Other
Foundation Block

Listing Details

Listing Office Keller Williams Edge Realty



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Listing information last updated on October 12th, 2025 at 5:01am EDT