

# \$1,299,900 - 112 Old Bridge Road S, Hanover

MLS® #40724198

**\$1,299,900**

3 Bedroom, 2.00 Bathroom, 2,884 sqft

Single Family on 13.04 Acres

West Grey, Hanover, Ontario

Serenity. Privacy. Nature. Welcome to your beautiful 13 acre country retreat with 642ft of frontage along the Saugeen River. Nestled away just off Hwy 4 and only 5 minutes East of Hanover, this quiet country property features a highly efficient 3 bedroom, 3 bathroom home with ICF construction and GeoThermal heating and cooling. Nicely updated inside and out, the home offers two bedrooms on the main floor as well as a third bedroom in the fully finished basement which also includes a handy walkout. Perfect for your small business, toys, tools, and hobbies, you'll love the large 3100sf shop with 36x60 space for vehicles, equipment, and storage, and another 32x32 heated workshop area. But the best part of all is the PROP-ER-TY. 13 acres of quiet country land including organic hay fields, a trickling stream, flowing river, scenic bush, and plenty of wildlife. Sit out on your covered porch with your hot morning coffee or on your private deck with your favourite evening drink and call this piece of tranquility home. Book your private showing today and be sure to make time to walk this gorgeous property. (id:6289)

Built in 2001

## Essential Information

Listing #	40724198
Price	\$1,299,900



Bedrooms	3
Bathrooms	2.00
Square Footage	2,884
Acres	13.04
Year Built	2001
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

### **Community Information**

Address	112 Old Bridge Road S
Subdivision	West Grey
City	Hanover
Province	Ontario
Postal Code	N4N3B8

### **Amenities**

Amenities	Golf Nearby, Hospital, Schools, Shopping
Utilities	Cable, Electricity, Telephone
Features	Country residential, Private Yard
Parking Spaces	10
Parking	Detached Garage
# of Garages	1
View	View of water
Is Waterfront	Yes
Waterfront	Waterfront

### **Interior**

Appliances	Central Vacuum, Dishwasher, Dryer, Microwave, Stove, Water softener, Washer, Garage door opener
Heating	Geo Thermal In Floor Heating, Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

### **Exterior**

Exterior	Vinyl siding
Foundation	Insulated Concrete Forms

### **Listing Details**

Listing Office

KEMPSTON & WERTH REALTY LTD.



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