

\$3,399,999 - 1065 Concession 3 Road, Niagara-On-The-Lake

MLS® #40735973

\$3,399,999

4 Bedroom, 2.00 Bathroom, 2,619 sqft
Single Family on 28.50 Acres

108 - Virgil, Niagara-On-The-Lake, Ontario

Welcome to a rare and refined opportunity to own a piece of wine country paradise in rural Niagara-on-the-Lake. Set on an expansive 28.5 acres, this picturesque estate features 24.5 acres of meticulously maintained vineyards, home to a curated selection of premium grape varietals including Riesling, Dornfelder, Gamay, Cabernet Sauvignon, and Vidal. Whether you're an aspiring vintner or a connoisseur seeking the ultimate country escape, this property offers the lifestyle and potential you've been dreaming of. The stately 2,619 sq ft residence is bathed in natural light and boasts 4 spacious bedrooms, 2 full bathrooms, and an unfinished basement awaiting your custom touch. High ceilings, open-concept living spaces, and serene vineyard views from nearly every room enhance the home's tranquil charm. Ideal for entertaining or simply enjoying the scenic beauty of your own vines, this home is a perfect blend of comfort and elegance. With the groundwork in place, the property offers excellent potential for a boutique winery operation, tasting room, or agri-tourism business. Sustainability meets profitability with an on-site solar panel system, providing passive income and supporting an eco-conscious lifestyle. Located in one of Canada's most sought-after wine regions, surrounded by award-winning vineyards and within easy reach of charming NOTL shops,



restaurants, and wineries, this is a once-in-a-lifetime investment in lifestyle and legacy. Luxury is a Lifestyle”and this vineyard estate is your invitation to live it.
(id:6289)

Built in 2007

Essential Information

Listing #	40735973
Price	\$3,399,999
Bedrooms	4
Bathrooms	2.00
Square Footage	2,619
Acres	28.50
Year Built	2007
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	1065 Concession 3 Road
Subdivision	108 - Virgil
City	Niagara-On-The-Lake
Province	Ontario
Postal Code	L0S1J0

Amenities

Amenities	Airport, Golf Nearby, Hospital, Marina, Park, Place of Worship, Shopping
Utilities	Electricity, Natural Gas, Telephone
Features	Conservation/green belt, Crushed stone driveway, Tile Drained, Country residential, Sump Pump, Automatic Garage Door Opener
Parking Spaces	12
Parking	Attached Garage
# of Garages	1
View	View (panoramic)

Interior

Interior Features	Ceiling fans
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Appliances	Central Vacuum, Dishwasher, Dryer, Washer, Microwave Built-in, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stone, Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office Coldwell Banker Community Professionals



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Listing information last updated on October 31st, 2025 at 12:16pm EDT