

\$3,125,000 - 143 East River Road, Paris

MLS® #40769171

\$3,125,000

3 Bedroom, 3.00 Bathroom, 5,312 sqft

Single Family on 2.00 Acres

2101 - NW Rural, Paris, Ontario

Here is your opportunity to own a piece of history on the Grand River in Paris, Ontario. This 2-story, Landmark, georgian style, original stone home is One of a Kind! Sitting on over 3 acres in a picture perfect setting. An abundance of trees creates natural privacy. This stately home features large windows deeply set within thick stone walls, open stone feature walls, large baseboards and original archways that highlight past workmanship. This home has had many renovations including upgraded attic insulation, newer furnace and water heater as well as updates and/or complete renovations to most rooms. Including two ensuites, the house has total 5 bathrooms. The home includes a finished basement with both inside and outside entries and has potential in-law capability. Bedrooms are large and two have ensuites. The open kitchen/living area has large island, reclaimed hardwood floors, propane wood stove and separate pantry. The added sunroom has its own heat and air conditioning as well as a wood burning stove. The home has total of 4 fireplaces. On hot days, enjoy a dip in the large inground swimming pool which is located off the custom built garage with upper living space. The garage easily fits 4 or more cars, has heat and a/c and features a large upper living space with 2 pc bath. This building could easily be converted to separate residence. Beyond this, a lane leads to the walking trail and river, with access to the water for fishing or canoeing. Poolhouse has its own 2 pc bath



as well, and another storage shed also on the property. Abutting property, 7.6 acres with two large buildings, same owner, is also available if purchased in combination. (id:6289)

Essential Information

Listing #	40769171
Price	\$3,125,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	5,312
Acres	2.00
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	143 East River Road
Subdivision	2101 - NW Rural
City	Paris
Province	Ontario
Postal Code	N3L3E1

Amenities

Features	Wet bar, Country residential, Sump Pump, Automatic Garage Door Opener
Parking Spaces	15
Parking	Detached Garage
# of Garages	1
View	No Water View
Is Waterfront	Yes
Waterfront	Waterfront
Has Pool	Yes
Pool	Inground pool

Interior

Appliances	Central Vacuum, Dishwasher, Dryer, Refrigerator, Water softener, Wet
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Bar, Washer, Gas stove(s), Hood Fan, Window Coverings, Garage door opener, Hot Tub

Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	5
Fireplaces	Wood,Propane
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stone
Foundation	Stone

Listing Details

Listing Office Peak Realty Ltd.



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