

# \$2,295,000 - 8747 10th Line, Essa

MLS® #40775519

**\$2,295,000**

4 Bedroom, 2.00 Bathroom, 3,012 sqft

Agriculture on 83.47 Acres

ES09 - Rural Essa, Essa, Ontario

OVER 3,000 SQ FT BUNGALOW  
FEATURING IN-LAW POTENTIAL NESTLED  
ON 83.47 ACRES WITH WORKABLE LAND &  
MINUTES TO BARRIE! Nestled on an  
expansive 83.47 acres of fields and forest, this  
spacious bungalow offers a very private setting  
just a 5-minute drive from Barrie, close to golf  
courses and ski hills. Boasting agricultural and  
environmental protection zoning, the property  
features a diverse assortment of trees,  
including cherry, Cortland apple, lilac,  
crabapple, pear, McIntosh apple, and more.  
Approximately 35 acres of the land are  
dedicated to workable fields currently used as  
hay fields, while scenic walking trails wind  
through the forested areas, providing the  
chance to enjoy nature at its finest with an  
abundance of local wildlife. Step inside to  
discover over 3,000 square feet of finished  
living space, featuring hardwood and laminate  
flooring throughout most of the home. The  
generously sized eat-in kitchen presents  
ample cabinetry, stainless steel appliances,  
and a mosaic backsplash. The primary  
bedroom is complete with a walk-in closet and  
ensuite, while the main bathroom boasts a  
large soaker tub and separate shower.  
Descend to the finished basement, which  
features a separate entrance, in-law suite  
potential, and a bathroom rough-in. Enjoy the  
spacious covered back porch and patio area  
overlooking the tranquil property. Updates  
include newer shingles, attic insulation, a  
sump pump, and appliances. Multiple 100-amp



electrical panels, a water softener, and a drilled well ensure convenience. With the included 8 x 10 shed for additional storage space, ample driveway parking for up to 20 vehicles, no rental items, and low property taxes, this property offers a rare opportunity to embrace country living without sacrificing convenience. (id:6289)

Built in 1999

**Essential Information**

|                |                 |
|----------------|-----------------|
| Listing #      | 40775519        |
| Price          | \$2,295,000     |
| Bedrooms       | 4               |
| Bathrooms      | 2.00            |
| Half Baths     | 1               |
| Square Footage | 3,012           |
| Acres          | 83.47           |
| Year Built     | 1999            |
| Type           | Agriculture     |
| Sub-Type       | Freehold        |
| Style          | Raised bungalow |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 8747 10th Line    |
| Subdivision | ES09 - Rural Essa |
| City        | Essa              |
| Province    | Ontario           |
| Postal Code | L4M4S4            |

**Amenities**

|           |                                                            |
|-----------|------------------------------------------------------------|
| Amenities | Golf Nearby                                                |
| Features  | Conservation/green belt, Crushed stone driveway, Sump Pump |

**Interior**

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Refrigerator, Stove, Washer, Microwave Built-in, Window Coverings |
| Cooling      | None                                                                                 |
| # of Stories | 1                                                                                    |

Has Basement      Yes

## Exterior

Exterior      Brick, Vinyl siding

Foundation      Block

## Listing Details

Listing Office      RE/MAX Hallmark Peggy Hill Group Realty Brokerage



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