

\$1,395,000 - 1866 Thompson Road E, Waterford

MLS® #40781174

\$1,395,000

4 Bedroom, 2.00 Bathroom, 1,305 sqft

Agriculture on 14.34 Acres

Waterford, Waterford, Ontario

Immaculate 14.34ac hobby farm located on eastern outskirts of Norfolk Cnty near Haldimand Cnty border central to Hagersville & Waterford. Incredible package begins at extensively renovated brick/stone/sided bungalow introducing over 2000sf of flawless living area (both levels), 680sf htd/ins. attached garage w/10ft ceilings, new stamped conc floor, 2 new ins. doors & p/g heater - complimented w/over 800sf of recently poured conc. front/side patio + 360sf tiered rear deck. Livestock lovers will appreciate metal clad 30x42 barn (blt in 2000) incs 5 hardwood box stalls, hydro, water & 16x42 lean-to w/separate road entrance. Additional buildings inc metal clad 24x16 garage (blt in 2000), versatile 3 bay open-end building att. to 22x40 sea-container, 20x14 dog kennel on conc. slab & multiple paddocks - majority of land is workable capable of supplying self sufficient feed livestock needs. Pristine home ftrs grand foyer incs 2 closets, rear & garage entry - leads to stylish kitchen'22 sporting dark cabinetry, tile back-splash, SS p/g stove, comm. style side/side SS fridge/freezer topped off w/granite counters - segues to dinette boasting garden door deck WO. Gorgeous travertine tile flooring compliment these rooms w/upscale flair. Continues to luxurious living room augmented w/hardwood flooring & picture window - on to primary bedroom ftrs WI closet & en-suite privilege to chicly appointed remodeled bath in 2022 - completed w/guest bedroom. Custom wood staircase descends to



lower level family room - perfect for large family gatherings or simply to relax - additional rooms inc 2 bedrooms, modern 4pc bath, office/den or poss. 5th bedroom (no window), laundry room & utility room. Extras -metal roof, new ceilings, 200 hydro, vinyl windows, recent fascia/soffit/eaves/siding, 4 ext. doorsâ€™23, int. doors/hardware/trim/baseboardsâ€™13, ex. well w/purification system, p/gas aqua-therm furnace-2025, AC, C/VAC & more. Experience rural living - rooted in sustainability & satisfaction. (id:6289)

Built in 1935

Essential Information

Listing #	40781174
Price	\$1,395,000
Bedrooms	4
Bathrooms	2.00
Square Footage	1,305
Acres	14.34
Year Built	1935
Type	Agriculture
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1866 Thompson Road E
Subdivision	Waterford
City	Waterford
Province	Ontario
Postal Code	N0A1Y0

Amenities

Amenities	Place of Worship, Schools
Utilities	Electricity, Telephone
Features	Visual exposure, Crushed stone driveway, Sump Pump, Automatic Garage Door Opener
Parking Spaces	10

Parking	Attached Garage
# of Garages	1

Interior

Interior Features	Ceiling fans
Appliances	Central Vacuum, Dishwasher, Dryer, Freezer, Microwave, Refrigerator, Water softener, Water purifier, Washer, Gas stove(s), Hood Fan, Window Coverings, Garage door opener
Heating	Propane Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick Veneer, Stone, Vinyl siding
Foundation	Block

Listing Details

Listing Office	RE/MAX Escarpment Realty Inc.
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