

\$9,390,000 - 13291 Warden Acres E, **Whitchurch-Stouffville**

MLS® #N12288820

\$9,390,000

7 Bedroom, 5.00 Bathroom,
Agriculture on 0.00 Acres

Rural Whitchurch-Stouffville,
Whitchurch-Stouffville, Ontario

ATTENTION Investors! Land Banking Buyers! Welcome to this stunning 95 acres farm, that is Only 15 mins to centre of Stouffville, 5 mins to 404, 6 mins to Bloomington Go train, 14 mins to Markham, 40 mins to Downtown Toronto, locates on the south of Bloomington and East of Warden Road. Rare Opportunity To own a Farm with that great location PLUS great cash flow, low maintenance. The property is ideal for BOTH land banking and income investment. The property includes an impeccably from top to bottom updated around 4000 sqft farmhouse featuring 6 bedrooms, 5 bathrooms, 2 kitchens, 1 wet bar and a half finished separate entrance basement with additional kitchen/washroom; a separate liveable bunkie house with seperate washroom, kitchen and pond view; around 2000 sqft garage; around 7000 sqft insulated barn equipped with 1100 sqft loft office, and previously finished as private basket court with high ceiling, great potential for private entertainment or cash income source. This property is packed with upgrades, including all new windows, roof, flooring, kitchens, washroom, lightings, all completed within the last 3 years. With 5 walk out access, a good size pond in the backyard offers a versatile recreation space. All the structures and pond locates in the centre of the farm which brings the great privacy as combined to be a private



living and working space. No matter the season, this property offers year round enjoyment. The field currently is Being Partially Rented for Income for farm tax deduction. Please check with LA regarding the upgrade list and other rental income list. Please Do NOT walk on the property without being appointment scheduled with the Listing Agent.
(id:6289)

Essential Information

Listing #	N12288820
Price	\$9,390,000
Bedrooms	7
Bathrooms	5.00
Acres	0.00
Type	Agriculture

Community Information

Address	13291 Warden Acres E
Subdivision	Rural Whitchurch-Stouffville
City	Whitchurch-Stouffville
Province	Ontario
Postal Code	L4A3X8

Amenities

Utilities	Electricity, Sewer
Parking Spaces	10
Parking	Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Two stoves, Two Washers, Window Coverings, Two Refrigerators
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
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Lot Description 900 x 3256.9 FT|50 - 100 acres

Listing Details

Listing Office CENTURY 21 LANDUNION REALTY INC.



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