

\$4,950,000 - 6952 2nd Line, New Tecumseth

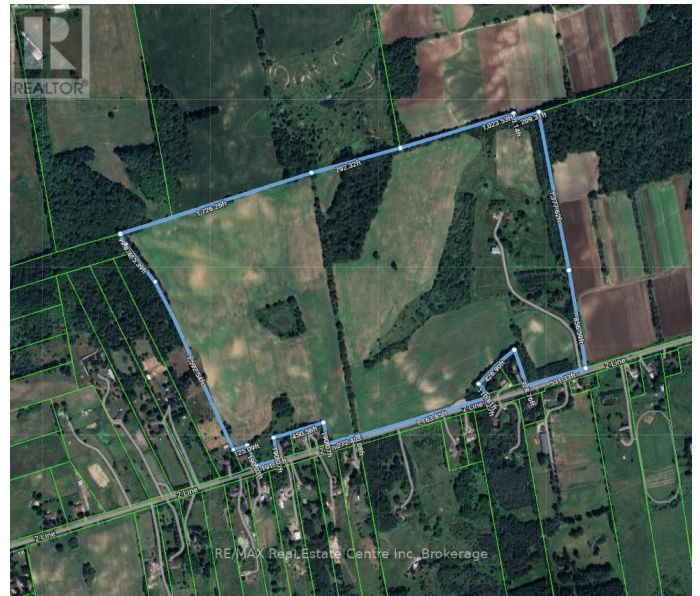
MLS® #N12451088

\$4,950,000

4 Bedroom, 3.00 Bathroom,
Agriculture on 2234.20 Acres

Rural New Tecumseth, New Tecumseth,
Ontario

Welcome to 6952 Second Line a remarkable country estate offering endless possibilities for farming, equestrian use, or simply enjoying nature's beauty. Set well back from the road, this 171-acre property features approx. 125+ workable acres. The land offers, flat and gently rolling terrain, scenic hills, ponds, wetlands, and 20+ acres of mature bush, creating a private nature reserve with deer, turkeys, and ducks. Enjoy private walking trails for peaceful hikes, snowmobiling, or ATV fun across your own property. The charming farmhouse offers over 3,500 sq. ft. of living space with an open-concept kitchen, multiple living/dining areas, 3+1 bedrooms, and 3 baths. A walk-out basement includes a large rec room and second kitchen ideal for multigenerational living or guest accommodations. The impressive 42x62 two-storey barn features a 1,000 sq. ft. heated area with electrical, plumbing, 3-pc bath, separate septic, and rough-ins for future kitchen or laundry. Its ready for stalls, tack area, office, or additional living space, making it a perfect equine facility or hobby farm. Additional highlights include farmland rental income of approx. \$50,000/yr, solar panels generating around \$7,500/yr, and fibre-optic internet at both the house and barn. Conveniently located just 5 min to Tottenham, 20 min to Alliston or Bolton, 30 min to Orangeville or Newmarket, 45 min to the international airport, Markham, Barrie, or Brampton, 55 min to Mississauga, and about



70 min to downtown Toronto, Guelph and the OVC Large Animal Clinic. This exceptional property combines the functionality of a productive farm with the serenity of a private country retreat - perfect for those seeking a balance of work, recreation, and nature.
(id:6289)

Essential Information

Listing #	N12451088
Price	\$4,950,000
Bedrooms	4
Bathrooms	3.00
Acres	2,234.20
Type	Agriculture

Community Information

Address	6952 2nd Line
Subdivision	Rural New Tecumseth
City	New Tecumseth
Province	Ontario
Postal Code	L0G1W0

Amenities

Utilities	Electricity
Features	Carpet Free, Solar Equipment
Parking Spaces	20
Parking	No Garage

Interior

Appliances	Water softener
Heating	Propane Not known
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior

Stone, Vinyl siding

Listing Details

Listing Office

RE/MAX Real Estate Centre Inc



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