

# \$3,395,000 - 2642 Fairgrounds Road S, Clearview

MLS® #S12476930

**\$3,395,000**

4 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

Rural Clearview, Clearview, Ontario

Architectural glass, steel, and panoramic views define this modern masterpiece overlooking the village of Creemore. Built in 2019 and set on 1.4 acres, this 4-bedroom, 3-bath home offers approximately 4,000 sq. ft. of finished living space with 180-degree vistas over the Creemore Hills, reaching to Alliston and Barrie. The striking design features steel beams, opposing rooflines, and floor-to-ceiling Dashwood windows that flood the interiors with light and frame the valley's ever-changing skies—from golden sunsets to the incredible canopy of stars above. Elevated above the village and free from city glow, this is a stargazer's dream home, where the night sky feels within reach through expansive glass walls. The chef's kitchen includes Cabneato custom cabinetry, quartz countertops, a 6'x10' wormy maple island, KitchenAid double ovens, 5-burner cooktop, and a 54" Frigidaire Professional fridge/freezer. A butler's pantry adds additional prep and storage space. Dark maple hardwood floors, designer lighting, and heated tile baths bring warmth to the modern aesthetic. The insulated, metal-lined four-car garage with gas heat, insulated doors, and hot/cold water is ideal for collectors. Durable Hardie board exterior and a solid drilled well ensure low-maintenance, worry-free living. Importantly, both this property and the adjacent 1.82-acre lot (available separately) are not subject to NEC or NVCA regulation, allowing for future additions like a pool, tennis court, or guest house with far fewer approvals



required. Just minutes from Creemore's shops and restaurants, and 15 minutes to Collingwood, Devil's Glen, and Mad River Golf Club. A rare combination of architecture, freedom, and breathtaking views. (id:6289)

**Essential Information**

|            |               |
|------------|---------------|
| Listing #  | S12476930     |
| Price      | \$3,395,000   |
| Bedrooms   | 4             |
| Bathrooms  | 3.00          |
| Half Baths | 1             |
| Acres      | 0.00          |
| Type       | Single Family |
| Sub-Type   | Freehold      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 2642 Fairgrounds Road S |
| Subdivision | Rural Clearview         |
| City        | Clearview               |
| Province    | Ontario                 |
| Postal Code | L0M1G0                  |

**Amenities**

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Amenities      | Golf Nearby, Park, Place of Worship, Schools, Ski area, Fireplace(s) |
| Utilities      | Cable, Electricity                                                   |
| Features       | Sloping, Level, Carpet Free, Sump Pump                               |
| Parking Spaces | 14                                                                   |
| Parking        | Attached Garage, Garage                                              |
| # of Garages   | 2                                                                    |
| View           | Valley view                                                          |

**Interior**

|            |                                                                                                                                                                                                  |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances | Garage door opener remote(s), Oven - Built-In, Water Heater - Tankless, Water purifier, Dishwasher, Dryer, Freezer, Garage door opener, Microwave, Stove, Washer, Window Coverings, Refrigerator |
| Heating    | Propane Forced air                                                                                                                                                                               |
| Cooling    | Central air conditioning                                                                                                                                                                         |

|                 |     |
|-----------------|-----|
| Fireplace       | Yes |
| # of Fireplaces | 1   |
| # of Stories    | 2   |
| Has Basement    | Yes |

## Exterior

|                 |                               |
|-----------------|-------------------------------|
| Exterior        | Hardboard, Stone              |
| Lot Description | 150 x 400 FT 1/2 - 1.99 acres |
| Foundation      | Poured Concrete               |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | Chestnut Park Real Estate |
|----------------|---------------------------|



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