

\$2,499,999 - 1966 Winger Road, Fort Erie (bertie Ridge)

MLS® #X11993886

\$2,499,999

6 Bedroom, 2.00 Bathroom,
Agriculture on 0.00 Acres

330 - Bertie Ridge, Fort Erie (bertie Ridge),
Ontario

Discover the perfect blend of countryside charm and modern convenience with this spacious hobby farm (poultry farm without quota), ideally located near highway access in picturesque Stevensville. Whether you're seeking a serene escape or a versatile space for your agricultural pursuits, this property offers endless possibilities. *33.89 acres providing ample room for a variety of activities including gardening, raising livestock, cash crop, or expanding your hobby farm dreams. * A charming, pristine recently updated 3 bedroom, 2 bath home with two kitchens and separate entrance. Enjoy the comfort of country living with modern amenities. * Includes versatile structures such as a +/- 34,661 sqft two story poultry barn, +/-3500 sqft heated shop with 3 phase power, bathroom, office and 4 bay doors, horse barn with 5 stalls, chicken coup and plenty of space for storage of feed and supplies, +/-450 sqft heated block building with back up generator, water and storage space. * Beautifully landscaped grounds with fertile soil, ideal for growing crops, orchards, or creating picturesque outdoor spaces. * Utilities include municipal water, natural gas, 3 phase power, 2 septic systems for the home and shop, and one potential natural gas well. * Convenient direct nearby access to the highway, making commuting, transportation, and connectivity a breeze while still offering the peace and privacy of rural living. * Nestled in the scenic



Stevensville area, offering a tranquil retreat with easy access to local amenities, markets, and community events. This farm offers a unique opportunity to enjoy the best of both worlds: the space and freedom of country life with the convenience of highway access. Whether you're looking to start a new chapter or enhance your existing hobbies, this property is a must-see. Contact us today to explore this exceptional farm and envision your new lifestyle! (Adjacent farm is also owned by the same party and can be purchased and combined). (id:6289)

Essential Information

Listing #	X11993886
Price	\$2,499,999
Bedrooms	6
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Agriculture

Community Information

Address	1966 Winger Road
Subdivision	330 - Bertie Ridge
City	Fort Erie (bertie Ridge)
Province	Ontario
Postal Code	L0S1S0

Amenities

Amenities	Fireplace(s), Separate Heating Controls
Utilities	Cable, Electricity
Features	Irregular lot size, Carpet Free, Sump Pump
Parking Spaces	1
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater, Water meter, Dishwasher, Dryer, Hood Fan, Stove, Washer
Heating	Electric Baseboard heaters
Cooling	Wall unit
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes
Basement	Separate entrance

Exterior

Exterior	Brick, Stone
Lot Description	500 x 1337.9 Acre ; lot size irregular 25 - 50 acres
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX NIAGARA REALTY LTD, BROKERAGE



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