

# \$699,000 - 1316 Graham Road, Gravenhurst (morrison)

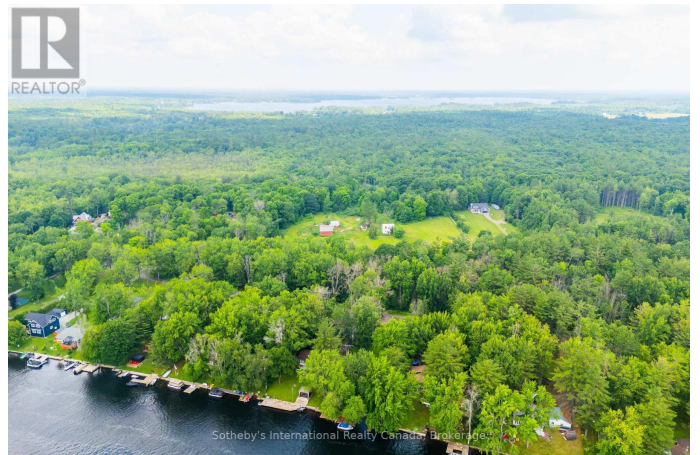
MLS® #X11994647

**\$699,000**

0 Bedroom, 0.00 Bathroom,  
Agriculture on 0.00 Acres

Morrison, Gravenhurst (morrison), Ontario

Welcome to your dream farmstead in Severn Bridge, Ontario! Nestled on 47 sprawling acres, this property offers an idyllic escape for those seeking the quintessential rural lifestyle. Whether you're considering building your dream home or expanding existing structures, the groundwork has been laid for you to embark on your rural retreat with ease. With underground hydro already in place, you have the freedom to design and develop your ideal homestead without compromising the natural charm of the area. A reliable dug well ensures a consistent water supply, while a 2010 septic system offers modern convenience and peace of mind. For those with equestrian aspirations, a spacious barn awaits, complete with horse stalls to accommodate your four-legged companions. Venture further into the property, and you'll discover the beginnings of an enchanting apple orchard. With careful cultivation, this orchard holds the promise of abundant harvests for years to come, providing a delightful opportunity to indulge in the fruits of your labor. Most notably, the Farm Tax Credit and the Managed Forest Tax Incentive Program are both available to the new buyers. Embrace the natural bounty of the forest, fostering its growth and sustainability while benefiting from valuable tax incentives. Whether you envision a hobby farm, an equestrian haven, or simply a peaceful retreat from the hustle and bustle of city life, this 47-acre farm in Severn Bridge beckons with endless possibilities. Sparrow Lake and the



Trent Severn Waterway are just moments away, with a public boat launch accessible at Franklin Park and kayak launch on Severn St. Don't miss your chance to cultivate your own piece of paradise amidst the tranquil beauty of Ontario's countryside. Schedule your private viewing today and let your rural dreams take root. NOTE: the home structure on the property is uninhabitable. Sellers are willing to work with buyers on the tear down of the home if desired. (id:6289)

**Essential Information**

Listing #	X11994647
Price	\$699,000
Bathrooms	0.00
Acres	0.00
Type	Agriculture

**Community Information**

Address	1316 Graham Road
Subdivision	Morrison
City	Gravenhurst (morrison)
Province	Ontario
Postal Code	P0E1N0

**Amenities**

Utilities	Cable, Electricity
Parking Spaces	20
Parking	Garage
# of Garages	1

**Interior**

Appliances	Water Heater
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**Exterior**

Lot Description	535.2 x 2750 Acre 50 - 100 acres
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**Listing Details**

Listing Office

Sotheby's International Realty Canada



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