

# \$1,489,000 - 381103 Concession Road 4 Ndr, West Grey

MLS® #X12033764

**\$1,489,000**

3 Bedroom, 2.00 Bathroom,  
Agriculture on 0.00 Acres

West Grey, West Grey, Ontario

Discover a stunning 100+ acre farm in West Grey, just minutes from Hanover. This property features a beautifully updated century farmhouse, a well-equipped barn, productive farmland, and breathtaking scenery, perfect for equestrians, hobby farmers, and nature lovers. The inviting home boasts lush gardens, updated hardwood floors, a cozy family room with a walkout to a new back deck, and a spacious kitchen with an island. Also on the first floor is a laundry-equipped 4-piece bathroom, a warm living room, and a formal dining area. Upstairs, find a 3 piece bathroom, and three bedrooms, including a primary suite with a walk-in closet. The attic offers the potential for additional space, while the basement features a cold room for storage. Recent upgrades include new appliances, a water heater, a wood stove, a furnace, and a durable metal roof. Approximately 45 acres of workable land is newly seeded with hay, supported by fertile sandy loam soil. The barn has an attached office, running water, electricity, a box stall, and an adjoining workshop. The property includes a paddock, Habermahl Creek running through it, and 12 acres of mixed bush and wetland areas for hunting and wildlife. Conveniently located near shopping, schools, and the local hospital, this property offers rural privacy while providing numerous recreational opportunities, such as horseback riding and hiking. Whether starting a hobby farm or seeking a serene retreat, this West Grey farm promises endless possibilities.



Essential Information

Listing #	X12033764
Price	\$1,489,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Agriculture

Community Information

Address	381103 Concession Road 4 Ndr
Subdivision	West Grey
City	West Grey
Province	Ontario
Postal Code	N4N3B9

Amenities

Amenities	Fireplace(s)
Utilities	Cable, Electricity
Features	Wooded area, Irregular lot size, Rolling, Partially cleared, Open space
Parking Spaces	20
Parking	No Garage, RV
View	River view

Interior

Appliances	Water Heater, Water softener, Water Treatment, Water purifier, Whirlpool
Heating	Propane Forced air
Fireplace	Yes
# of Fireplaces	1
# of Stories	3

Exterior

Exterior	Concrete Block
Exterior Features	Landscaped
Lot Description	1343.8 x 3356.7 FT 100+ acres
Foundation	Stone

## Listing Details

Listing Office Century 21 In-Studio Realty Inc.



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