

\$2,295,000 - 952 Bruce Road 23, Kincardine

MLS® #X12059209

\$2,295,000

4 Bedroom, 2.00 Bathroom,
Agriculture on 0.00 Acres

Kincardine, Kincardine, Ontario

Discover a truly exceptional offering in Tiverton, Ontario. This sprawling 98-acre estate with 60 acres cleared, presents a blend of historical charm, modern luxury, and significant income potential. Ideal for farmers, equestrian enthusiasts, or those seeking a serene rural retreat, this property is a once-in-a-lifetime opportunity. At the heart of the property lies a meticulously renovated 2200qs.ft. century home, boasting 4 spacious bedrooms and a beautifully appointed custom kitchen with blue Cambria quartz countertops, and large island. Unwind in the clawfoot tub. Enjoy sun-drenched mornings in the inviting sunroom, and appreciate the practicality of a well-designed mudroom. This home seamlessly blends historical character with contemporary comforts. Every detail has been thoughtfully considered to create a warm and welcoming family home. Carefully designed to be an equestrian paradise, this property is a dream come true. A state-of-the-art 40'x120' horse barn features 12 generously sized stalls with swinging center partitions for easy clean out, 3 tie stalls, a convenient wash bay, and a well-equipped feed room & tack room. The paddocks provide ample space for your horses to roam and graze. Plus hay fields, and the remaining land is mature forests with trails. There is also the original bank barn, accompanied by an expansive concrete yard, offering additional storage and potential for further livestock. Additionally, a substantial 30'x60' 4-bay shop, complete with a



mechanics pit and mezzanine storage, caters to a multitude of needs, whether for personal projects or professional endeavors. The coverall building at road is also part of this property for hay and equipment storage. This property offers not only a stunning lifestyle but also desirable income potential. A cell phone tower lease provides consistent, reliable long term revenue. All while located only minutes from Lake Huron, and Bruce Power. (id:6289)

Essential Information

Listing #	X12059209
Price	\$2,295,000
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Agriculture

Community Information

Address	952 Bruce Road 23
Subdivision	Kincardine
City	Kincardine
Province	Ontario
Postal Code	N0G2T0

Amenities

Utilities	Electricity
Features	Wooded area
Parking Spaces	14
Parking	Detached Garage, Garage
# of Garages	2
View	View

Interior

Appliances	Water Heater, Water softener, Dishwasher, Dryer, Microwave, Stove, Washer, Window Coverings, Refrigerator
Heating	Oil Heat Pump
Cooling	Central air conditioning

Fireplace	Yes
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Lot Description	1322 x 3293 FT 50 - 100 acres
Foundation	Stone

Listing Details

Listing Office	Wilfred McIntee & Co Limited
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