

# \$4,995,000 - 156 Barden Street, Guelph/eramosa

MLS® #X12089708

**\$4,995,000**

3 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

Rural Guelph/Eramosa East, Guelph/eramosa,  
Ontario

From the high point of this 160 scenic acres, about 100 of which is productively rolling farmland, you'll take in panoramic views of peaceful horizons miles beyond. What a building site! In fact, a new maple-lined driveway to the loftiest vantage point is already waiting for you. Or, you may prefer to renew the vintage 1880's stone farmhouse surrounded by century old maples which awaits your gentle restoration. And nearby, the ruins of an equally historical stone barn present a conundrum: enjoy the beauty as it is, or perhaps repurpose it creatively to entertain guests with candlelight dinners under the stars. Wandering down the grassy slopes into mature cedars, you come upon your own full kilometre of peaceful Eramosa River frontage which forms a natural boundary with the village of Eden Mills on the other bank. Yes, this property offers a rare mix of good agricultural land alongside scenic river frontage and woodland almost in town and once in a lifetime homesite or old stoney to restore, all with the flexibility that comes from having three road frontages. All just 45 minutes to Pearson International Airport. This may be one of the soundest long-term investments you will ever make, while enjoying land that works as hard as it inspires. Realtors say all the time that "Opportunities like this don't come along very often." Believe it this time. (id:6289)



## Essential Information

Listing #	X12089708
Price	\$4,995,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

## Community Information

Address	156 Barden Street
Subdivision	Rural Guelph/Eramosa East
City	Guelph/eramosa
Province	Ontario
Postal Code	N0B1P0

## Amenities

Utilities	Electricity
Features	Wooded area, Irregular lot size, Rolling, Open space, Lane
Parking Spaces	54
Parking	Detached Garage, Garage
# of Garages	2
View	View of water
Is Waterfront	Yes
Waterfront	Waterfront

## Interior

Heating	Propane Forced air
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Walk out

## Exterior

Exterior	Stone
Lot Description	537 x 678 FT ; lot size irregular 100+ acres
Foundation	Stone

## Listing Details

Listing Office

Royal LePage Royal City Realty



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