

\$1,199,000 - 37001 Millar Street, Ashfield-Colborne-Wawanosh (colborne)

MLS® #X12098269

\$1,199,000

4 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Colborne, Ashfield-Colborne-Wawanosh
(colborne), Ontario

Surround yourself with serene nature and unparalleled views of the beautiful Maitland River. This private, unassuming riverfront property offers a unique blend of history, the Maitland River, and modern comfort. Located in the village of Benmiller, just 10 minutes to Goderich - with incredible sunsets and 3 beaches! Spanning two parcels, this property includes over 7 acres of bushland along the Maitland Trail, and bordering the Falls Reserve Conservation Area, and a acre parcel including the home, spring fed pond and professionally landscaped grounds. The G2G trail is close by, offering cycling and hiking. Whether you're hiking, fishing, kayaking, cross-country skiing, or strolling to the nearby Benmiller Inn, this location offers endless outdoor adventures. The home features: 4 bedrooms, 4 baths, including a primary suite with a walk-in closet, ensuite, and stunning river views. The kitchen offers modern appliances, Caesarstone counters, and a walk in pantry. Hardwood ash floors grace the main living area and Birds Eye Maple floors in the bedrooms. The open living space offers a cozy Valor fireplace and you'll never tire of the views from the expansive windows. The screened in porch overlooks the gardens and river. Additional highlights include an eco-friendly heat pump and diamond steel roof. Heat pump offers heating and cooling.



There is an attached double garage plus a detached, insulated double garage with wood stove making an ideal heated workshop. Originally built in 1963 by renowned artist Jack McLaren, this home reflects the spirit of creativity and tranquility. McLaren chose this idyllic location for his residence a testament to its unique allure. This is a truly unique purchase opportunity, hidden along the Maitland River shoreline. (id:6289)

Essential Information

Listing #	X12098269
Price	\$1,199,000
Bedrooms	4
Bathrooms	4.00
Half Baths	2
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	37001 Millar Street
Subdivision	Colborne
City	Ashfield-Colborne-Wawanosh (colborne)
Province	Ontario
Postal Code	N7A3Y1

Amenities

Amenities	Beach, Hospital, Marina, Fireplace(s)
Utilities	Cable, Electricity
Features	Irregular lot size, Sloping, Flat site, Conservation/green belt, Lighting, Sauna
Parking Spaces	12
Parking	Attached Garage, Garage
# of Garages	2
View	River view, Direct Water View, Unobstructed Water View
Is Waterfront	Yes

Waterfront

Waterfront

Interior

Appliances	Garage door opener remote(s), Water Heater, Water Treatment, Water softener, Water purifier, Dishwasher, Dryer, Garage door opener, Sauna, Stove, Washer, Window Coverings, Refrigerator
Heating	Electric Heat Pump
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Lot Description	1593 x 174 FT 5 - 9.99 acres
Foundation	Block, Slab

Listing Details

Listing Office	Royal LePage Heartland Realty
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Listing information last updated on October 13th, 2025 at 5:31am EDT