

\$3,399,999 - 1065 Concession 3 Road, **Niagara-On-The-Lake (virgil)**

MLS® #X12187362

\$3,399,999

4 Bedroom, 2.00 Bathroom,
Agriculture on 0.00 Acres

108 - Virgil, Niagara-On-The-Lake (virgil),
Ontario

Welcome to a rare and refined opportunity to own a piece of wine country paradise in rural Niagara-on-the-Lake. Set on an expansive 28.5 acres, this picturesque estate features 24.5 acres of meticulously maintained vineyards, home to a curated selection of premium grape varietals including Riesling, Dornfelder, Gamay, Cabernet Sauvignon, and Vidal. Whether you're an aspiring vintner or a connoisseur seeking the ultimate country escape, this property offers the lifestyle and potential you've been dreaming of. The stately 2,619 sq ft residence is bathed in natural light and boasts 4 spacious bedrooms, 2 full bathrooms, and an unfinished basement awaiting your custom touch. High ceilings, open-concept living spaces, and serene vineyard views from nearly every room enhance the home's tranquil charm. Ideal for entertaining or simply enjoying the scenic beauty of your own vines, this home is a perfect blend of comfort and elegance. With the groundwork in place, the property offers excellent potential for a boutique winery operation, tasting room, or agri-tourism business. Sustainability meets profitability with an on-site solar panel system, providing passive income and supporting an eco-conscious lifestyle. Located in one of Canada's most sought-after wine regions, surrounded by award-winning vineyards and



within easy reach of charming NOTL shops, restaurants, and wineries, this is a once-in-a-lifetime investment in lifestyle and legacy. Luxury is a Lifestyle and this vineyard estate is your invitation to live it. (id:6289)

Essential Information

Listing #	X12187362
Price	\$3,399,999
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Agriculture

Community Information

Address	1065 Concession 3 Road
Subdivision	108 - Virgil
City	Niagara-On-The-Lake (virgil)
Province	Ontario
Postal Code	L0S1J0

Amenities

Amenities	Fireplace(s)
Utilities	Cable, Electricity
Features	Sump Pump, Solar Equipment
Parking Spaces	12
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Central Vacuum, Garage door opener remote(s), Water meter
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Basement	Walk-up

Exterior

Exterior	Stone, Vinyl siding
Exterior Features	Landscaped
Lot Description	120.6 x 1003.7 FT 25 - 50 acres
Foundation	Poured Concrete

Listing Details

Listing Office Coldwell Banker Community Professionals



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