

# \$5,495,000 - 1453 Milborough Line, Hamilton

MLS® #X12208311

**\$5,495,000**

5 Bedroom, 3.00 Bathroom,  
Agriculture on 0.00 Acres

Rural Flamborough, Hamilton, Ontario

This extraordinary countryside estate set on 37.68 gently rolling acres in one of Carlisle's most desirable and emerging rural communities. Located on a quiet paved dead-end road, this Apple Orchard and Licenced Cidery property offers exceptional exposure and access to the vibrant agri-tourism activity of the area. A destination for cyclists, tourists, and day-trippers from Toronto and U.S. border, this scenic setting supports both lifestyle and income-generating uses. 28 +/- acres planted apple orchard with 8+/- acres for vegetables, sunflowers, lavender, hops or other specialty crops. The fully licensed cidery, distillery & retail space, plus a sprawling 3+2 bedroom raised bungalow perched on a hill with panoramic views of the countryside and orchard. Ideal for multigenerational living, staff housing, or as a rental income opportunity, the residence offers 3,700+ SF of finished space. The main level is carpet-free with hardwood and tile flooring, and features a spacious eat-in kitchen with walk-out, formal dining & living rooms with a wood-burning fireplace. The principal includes a private 3-pc ensuite. Updated windows, pot lights, central air, central vacuum, and a forced air furnace (2021) provide modern comfort. The finished basement offers 2 additional bedrooms & bathroom with above-grade windows, an office, and a walkout to an enclosed hot tub room perfect for extended family or guest/farm help accommodation. The attached 2 car garage adds to the



convenience, while recent shingles (2023) enhance peace of mind. The fully licensed cidery, distillery, retail & storage with 15-ft ceilings, shipping, washrooms & ample paved parking. The distillery has cold storage plus more insulated, heated space with drive-in doors for a wide range of permitted uses. Bell Fibre, liquor licenses, wholesale & retail network, make this a multi-purpose investment. Live, work and grow all in one place while also having the flexibility to support income or farming-related uses. (id:6289)

**Essential Information**

|           |                 |
|-----------|-----------------|
| Listing # | X12208311       |
| Price     | \$5,495,000     |
| Bedrooms  | 5               |
| Bathrooms | 3.00            |
| Acres     | 0.00            |
| Type      | Agriculture     |
| Style     | Raised bungalow |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 1453 Milborough Line |
| Subdivision | Rural Flamborough    |
| City        | Hamilton             |
| Province    | Ontario              |
| Postal Code | L0R1H0               |

**Amenities**

|                |                                                                                          |
|----------------|------------------------------------------------------------------------------------------|
| Amenities      | Golf Nearby, Fireplace(s)                                                                |
| Utilities      | Electricity, Wireless                                                                    |
| Features       | Cul-de-sac, Wooded area, Irregular lot size, Sloping, Partially cleared, Open space, Dry |
| Parking Spaces | 12                                                                                       |
| Parking        | Attached Garage, Garage                                                                  |
| # of Garages   | 2                                                                                        |

**Interior**

|                 |                                                                                    |
|-----------------|------------------------------------------------------------------------------------|
| Appliances      | Hot Tub, Garage door opener remote(s), Central Vacuum, Water softener, Water meter |
| Heating         | Other Forced air                                                                   |
| Cooling         | Central air conditioning                                                           |
| Fireplace       | Yes                                                                                |
| # of Fireplaces | 2                                                                                  |
| # of Stories    | 1                                                                                  |
| Has Basement    | Yes                                                                                |
| Basement        | Walk out                                                                           |

## Exterior

|                 |                                                |
|-----------------|------------------------------------------------|
| Exterior        | Brick                                          |
| Lot Description | 1044.1 x 1403.1 FT ; See remarks 25 - 50 acres |
| Foundation      | Poured Concrete                                |

## Listing Details

Listing Office ROYAL LEPAGE MEADOWTOWNE REALTY



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