

\$3,400,000 - 319144 Grey Road 1, Georgian Bluffs

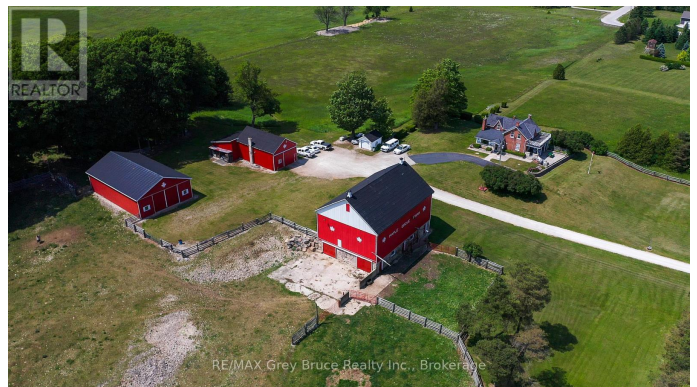
MLS® #X12233184

\$3,400,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Georgian Bluffs, Georgian Bluffs, Ontario

Welcome to this remarkable property offering just under 140 acres of opportunity in a picturesque rural setting, currently set up as a beef operation. With approximately 75 workable acres, and 44 acres in pasture, this land is ideal for cash cropping, or livestock farming. At the heart of the property sits a charming 2-story red brick century farmhouse featuring 3 bedrooms, 2 bathrooms, a gas fireplace in the living room and timeless character, offering a peaceful retreat with views of the surrounding countryside. Outbuildings include a 62' x 40' equipment or hay shed built in 2006, a solid 42' x 60' bank barn, and a 39' x 23' heated shop with an attached lean-to perfect for machinery, workshop use, or extra storage. There are 2 spring fed ponds and approximately 20 acres of hardwood bush with oak and maple that has not been harvested in over 20 years. In a gorgeous location in Georgian Bluffs, minutes away from the Georgian Bay, Cobble Beach and among other custom home developments, this could be seen as a potential development investment. Whether you're dreaming of expanding your farming operation, establishing a farm, or exploring development opportunities, this versatile property is one you won't want to miss. (id:6289)



Essential Information

Listing # X12233184

Price	\$3,400,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	319144 Grey Road 1
Subdivision	Georgian Bluffs
City	Georgian Bluffs
Province	Ontario
Postal Code	N4K0G2

Amenities

Amenities	Fireplace(s)
Utilities	Cable, Electricity
Parking Spaces	10
Parking	No Garage

Interior

Appliances	Water Heater, Water Treatment, Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick
Lot Description	916.6 x 2700.8 FT 100+ acres
Foundation	Stone, Block

Listing Details

Listing Office	RE/MAX Grey Bruce Realty Inc.
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