

\$4,495,000 - 2006 137 Road, Perth South (blanshard)

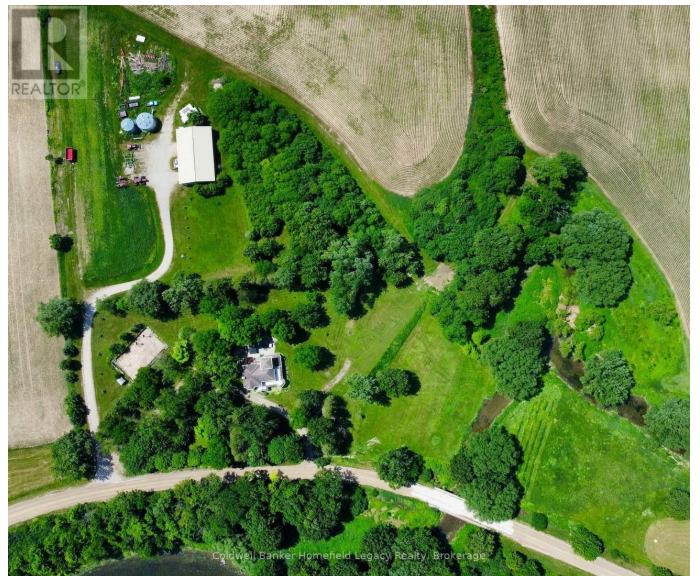
MLS® #X12242324

\$4,495,000

3 Bedroom, 3.00 Bathroom,
Agriculture on 0.00 Acres

Blanshard, Perth South (blanshard), Ontario

Scenic 106 Acre Farm for sale with fully renovated Victorian farmhouse, 78 workable acres, driveshed/shop and grain storage. The home and surroundings feature an 1880 two-storey, yellow double brick house with 3 bed and 3 bath. The house has been completely renovated (back to the brick) since 2006 by the current owners and with a 2.5 storey addition added. Custom features: original gingerbread; restored original double front door and staircase; wrap-around upper level deck; 12ft ceilings on the main floor / 10ft on the upper; ash hardwood flooring; cherry casings and baseboard; energy star windows and doors; Napoleon wood stove fireplace; Mitsubishi electric whole-home heat pump/air conditioner; central vac; custom designed kitchen with wrap-around views, cherry cabinets, double oven, stone countertops, a large kitchen island with induction stove-top, electrical outlets, double main sink and a prep sink. The grounds include: views of Flat Creek; numerous trees including large native maples; private rear patio for entertaining family and friends, with hot tub and gazebo; a 40ft x 60ft concrete sports court, a 12ft x 15ft wooden shed, and a circular drive. Located about 5 kms north of St. Marys, the farmland and buildings include approximately 78 workable acres; with 67 acres of Perth clay/loam, tile drained at 40 ft. centres; approximately 8 acres of rich bottom land; and 2 smaller fields. The balance is mixed wetland/trees with Flat Creek running through the property. The farm



buildings consist of a large 2007 built 50ft x 80ft drive shed/shop, with 200 amp service, and 2 grain bins (an 18x5 ring aerated floor bin of approximately 4,000 bushels and a 24x5 ring aerated floor bin of approximately 7,000 bushels, with propane dryer). The farm is in an active and highly productive farming area. May be consider for the farmland and buildings only, from qualified buyers, subject to successful severance of the home and approximately 2 acres. Call listing agent for details. (id:6289)

Essential Information

Listing #	X12242324
Price	\$4,495,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Agriculture

Community Information

Address	2006 137 Road
Subdivision	Blanshard
City	Perth South (blanshard)
Province	Ontario
Postal Code	N4X1C4

Amenities

Amenities	Golf Nearby, Hospital, Fireplace(s)
Utilities	Cable, Electricity
Features	Wooded area, Rolling, Lighting, Carpet Free, Gazebo, Sump Pump
Parking Spaces	10
Parking	No Garage
View	View of water

Interior

Appliances	Hot Tub, Oven - Built-In, Central Vacuum, Range, Water Heater, Water
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	softener, All
Heating	Other Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	3
Has Basement	Yes

Exterior

Exterior	Brick, Stone
Exterior Features	Landscaped
Lot Description	106.5 x 3089 FT ; Separated by Road 100+ acres
Foundation	Stone

Listing Details

Listing Office Coldwell Banker Homefield Legacy Realty



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