

\$1,495,000 - 404302 Concession 20 Concession, Georgian Bluffs

MLS® #X12251446

\$1,495,000

4 Bedroom, 2.00 Bathroom,
Agriculture on 0.00 Acres

Georgian Bluffs, Georgian Bluffs, Ontario

This 117 acre farm was the first land settled and cleared in the area. The original settlers cabin dates to 1855, formerly placed in the front field to the west. Around 1860, a stone 2 storey house to the east of the cabin was built and in 1878 the brick farm house was constructed, attached to the stone house. Over the 170 years since the land was cleared, only three families have lived on the property with its current owners approaching 80 years of ownership. The farm has seen mixed agricultural purposes with milk being sold until the 1960s. As well, beef cattle, sheep, horses, pigs and chickens have been kept on the property. Previously, approximately 85 acres have been worked. About 5 years ago, the land was seeded down to hay. A hardwood bush consisting of mainly maple trees makes up approximately 30 acres. The bush is easily accessed via Kemble Bypass Road and marked at the south property line. It was selectively logged 25 years ago with no logging taking place since. Improvements to the roof (2018), soffit, fascia, eavestrough, high efficiency propane furnace (2014), jet pump and some updates to the electrical in both the house and barn. The barn serviced by its own drilled well, separate from the house. 2 car garage added in 2002. The home retains many of its initial features including original doors, trim, baseboards, wainscotting, flooring and high ceilings for



those wishing to restore it to its former glory.
Truly an incredible property to be explored.
(id:6289)

Essential Information

Listing #	X12251446
Price	\$1,495,000
Bedrooms	4
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Agriculture

Community Information

Address	404302 Concession 20 Concession
Subdivision	Georgian Bluffs
City	Georgian Bluffs
Province	Ontario
Postal Code	N0H1S0

Amenities

Amenities	Beach, Golf Nearby, Place of Worship
Utilities	Electricity
Features	Wooded area, Irregular lot size, Flat site, Conservation/green belt, Lane
Parking Spaces	25
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Window Coverings
Heating	Propane Forced air
Cooling	None
Fireplace	Yes
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Stone
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Lot Description	2606 x 3313 FT 100+ acres
Foundation	Stone

Listing Details

Listing Office	Trilliumwest Real Estate Brokerage Ltd
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