

# \$590,000 - 1678 Fern Glen Road W, Perry

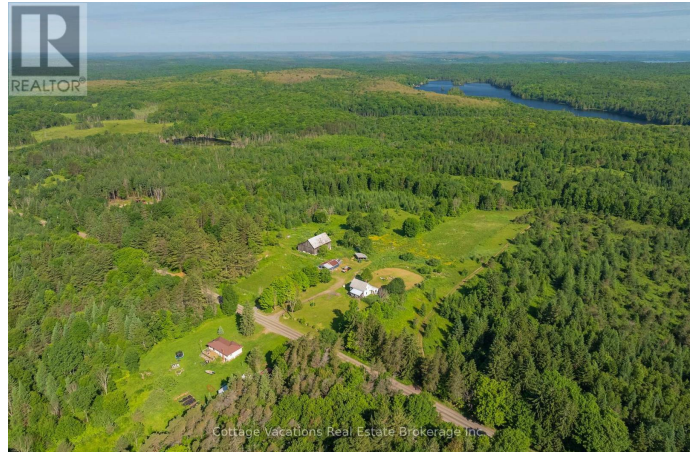
MLS® #X12254583

**\$590,000**

3 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

Perry, Perry, Ontario

Fantastic opportunity to have room to roam and great privacy. The circular driveway, lined with apple trees and maples, brings you onto this high and dry 22 acres of mixed farm fields, hardwoods and large open yard. This property comes complete with fenced in paddock area along with multiple fenced and gated pastures. There is a large barn complete with driveway up to the main level loft area, stalls in the lower walkout area and covered storage for machinery. There are even 2 separate hand water pumps for farm water without having to carry. The large insulated, heated garage / workshop is perfect for the handyman or hobbyist. The property is run entirely off-grid with 8 new, large, deep cycle battery bank, an adjustable solar array and available wind turbine. Gas generators are on standby to charge the batteries if need be. The farm house has an open kitchen and dining area overlooking the back fields. The living room is centered around the fireplace which is currently blocked off but would be a great spot for a new woodstove insert. Primary heat is with an outdoor woodburning furnace along with a stand alone propane fireplace. The main floor, primary bedroom, has a huge walk-in closet area and ensuite privileges. Main floor laundry with gas propane dryer. There are 2 more bedrooms and a sitting area on the second floor with a 2 pc bath. If you've ever wanted to have that quintessential small farm all set up for you start living the more simple life, than this is your prime opportunity



Essential Information

Listing #	X12254583
Price	\$590,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1678 Fern Glen Road W
Subdivision	Perry
City	Perry
Province	Ontario
Postal Code	P0A1J0

Amenities

Utilities	Electricity, Wireless, Electricity Available
Features	Wooded area, Rolling, Partially cleared, Lane, Dry, Solar Equipment
Parking Spaces	11
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater - Tankless, Water Heater, Dryer, Stove, Washer, Refrigerator
Heating	Propane Other
# of Stories	2

Exterior

Exterior	Vinyl siding, Wood
Lot Description	415 x 1280 FT 10 - 24.99 acres
Foundation	Block, Stone

Listing Details

Listing Office

Cottage Vacations Real Estate Brokerage Inc.



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