

\$6,950,000 - 79823 Bluewater Highway, Central Huron (goderich)

MLS® #X12307538

\$6,950,000

4 Bedroom, 4.00 Bathroom,
Agriculture on 0.00 Acres

Goderich, Central Huron (goderich), Ontario

LOCATION! LOCATION! LOCATION! 2 Properties in 1! Prime Lakefront Farm just south of Goderich consisting of 130 acres of land. A great chance to purchase your own piece of paradise. Pride of Ownership is evident here! This meticulously maintained property has much to offer. Approx. 1344' of lake frontage + 100 highly productive, systematically tiled workable acres currently worked and planted by owner. Soil maps available. Tile Drainage maps available. Tons to offer here with 2 homes, workable land, steel storage buildings & more. A pristine 2-storey yellow brick home w/ addition offers tons of living space, modern features, and old charm & character. Featuring 4 bedrooms, 3.5 baths. Spacious main floor family room & main floor primary bedroom w/ triple terrace doors leading to covered back deck with vinyl railings. Panoramic views of wide open country fields and breathtaking Lake Huron Sunsets. The lower level basement addition has heated floors with space for a games room, rec room, storage and more. Main Floor laundry w/ laundry sink. Enclosed front porch for added living space. Solid wood trim & interior doors. Updated Ceramic, hardwood, and laminate floors. Newer decorative steel roof, updated vinyl windows, Generac natural gas generator system. F/a Gas heat & central air. Manicured yards, terraced gardens, interlocking brick patios . Steel 50x70



Quanset Building w/ 22x16 garage doors, openers, concrete floors & newer cover (2025), Steel 40x60 Drive shed w/ sliding doors, concrete floors. Asphalt driveway and work area recently resealed(2025). Additional property with separate legal description all being sold as one package offers Move-in ready 3 bedroom vinyl sided home w/ updated vinyl windows, newer decorative steel roof, Generac natural gas generator system, & Det'd garage. This property is a rare find and worth the look to add to your operation. This Farm has so much to offer with endless possibilities. (id:6289)

Essential Information

Listing #	X12307538
Price	\$6,950,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Agriculture

Community Information

Address	79823 Bluewater Highway
Subdivision	Goderich
City	Central Huron (goderich)
Province	Ontario
Postal Code	N7A3X8

Amenities

Amenities	Fireplace(s)
Utilities	Cable, Electricity, Natural Gas Available, Wireless, Telephone
Features	Tiled, Lane, Sump Pump
Parking Spaces	10
Parking	No Garage
View	Lake view, Direct Water View, Unobstructed Water View
Is Waterfront	Yes

Waterfront Waterfront

Interior

Appliances Oven - Built-In, Range, Water Heater, Water purifier, Water softener, Water Treatment

Heating Natural gas Forced air

Cooling Central air conditioning, Air exchanger

Fireplace Yes

of Fireplaces 1

of Stories 2

Has Basement Yes

Exterior

Exterior Brick

Exterior Features Landscaped

Lot Description 1344.1 x 4224 FT|100+ acres

Foundation Concrete

Listing Details

Listing Office K.J. Talbot Realty Incorporated



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