

\$1,749,000 - 6-7 - 321312 Concession Road, East Luther Grand Valley

MLS® #X12331152

\$1,749,000

7 Bedroom, 4.00 Bathroom,
Single Family on 96.00 Acres

Rural East Luther Grand Valley, East Luther
Grand Valley, Ontario

This exceptional 3-year-old custom-built home is a rare find, nestled on approximately 96 acres of breathtaking land that seamlessly blends privacy, luxury, and convenience. Spanning 4,400 sq ft, this residence is perfect for large families or multi-generational living. The main floor features stunning 9-foot coffered ceilings and expansive windows, creating an airy, grand ambiance throughout. Inside, you will find three spacious bedrooms, highlighted by a primary suite that boasts his-and-her closets and a luxurious 5-piece ensuite. The high-end kitchen is designed for chefs and entertainers alike, offering granite countertops, under-cabinet lighting, a breakfast bar, and a warming drawer. A deck off the kitchen extends your living space outdoors, providing the perfect setting for dining while taking in the sweeping views of the countryside. The home features luxury vinyl flooring throughout for a seamless look and feel. The fully finished basement, featuring 8-foot ceilings, adds additional living space with four bedrooms, an inviting family room, a second kitchen and two full bathrooms, ideal for guests or extended family. The basement also includes a rough-in for a stand-up washer/dryer tower, which the buyer can purchase and have installed by the sellers. This home has been thoughtfully upgraded with forced air heating and cooling, including



an extra heat pump for year-round comfort. The upgraded garage features heating and air conditioning, while a loft above provides extra storage or potential development. A large pond at the back of the property offers a relaxing spot to enjoy nature during walks or hikes on your own land. Under the new provincial policy, the construction of a second dwelling is permitted on the property. For nature lovers, this home is a true retreat that offers unparalleled privacy and the tranquility of country living. It's not just a home; it's a sanctuary in the heart of the countryside!
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Essential Information

Listing #	X12331152
Price	\$1,749,000
Bedrooms	7
Bathrooms	4.00
Acres	96.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	6-7 - 321312 Concession Road
Subdivision	Rural East Luther Grand Valley
City	East Luther Grand Valley
Province	Ontario
Postal Code	L0N1G0

Amenities

Features	Irregular lot size, Conservation/green belt
Parking Spaces	16
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Dishwasher, Dryer, Microwave, Hood Fan, Stove, Washer, Window Coverings, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Stone, Vinyl siding
Foundation	Concrete

Listing Details

Listing Office Royal LePage Real Estate Associates



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