

\$899,900 - 4740 16 Line, Perth South (downie)

MLS® #X12420151

\$899,900

6 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Downie, Perth South (downie), Ontario

Beautiful 3.45-Acre Estate Along the Avon River A Rare Opportunity Rich in Heritage and Potential. Presenting this distinguished property set on scenic land bordering the tranquil Avon River for the first time in over 55 years. This unique estate offers a rare combination of natural beauty, historical significance, and versatile potential for residential or entrepreneurial pursuits. The primary residence is a spacious family home featuring: Four bedrooms on the upper level, complemented by a full four-piece bathroom, Two additional bedrooms on the main level, accompanied by two half bathrooms. A rustic country-style kitchen with a charming propane fireplace, ideal for cozy gatherings and everyday comfort. Generous living areas designed to accommodate multi-generational families or large households. This property carries a rich legacy, having once served as the site of the Avonbank Cheese and Butter Factory before transitioning into a family-run upholstery business. Its storied past adds character and depth, while its expansive layout invites future owners to reimagine its purpose be it a private retreat, a boutique enterprise, or a creative homestead. A classic barn located at the far corner of the property, formerly used for housing horses, further enhances the estates rural charm and utility. Situated on a paved road with its prime riverfront location, historical roots, and boundless potential, this property represents a truly exceptional offering for discerning buyers seeking a one-of-a-kind



opportunity. (id:6289)

Essential Information

Listing #	X12420151
Price	\$899,900
Bedrooms	6
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	4740 16 Line
Subdivision	Downie
City	Perth South (downie)
Province	Ontario
Postal Code	N4X1C9

Amenities

Amenities	Fireplace(s), Separate Heating Controls
Utilities	Cable, Electricity
Features	Wooded area, Irregular lot size, Guest Suite, In-Law Suite
Parking Spaces	10
Parking	No Garage
View	River view
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Stove, Window Coverings, Refrigerator
Heating	Propane Radiant heat
Cooling	None
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Lot Description	662.8 x 244.8 Acre 2 - 4.99 acres
Foundation	Poured Concrete, Stone

Listing Details

Listing Office RE/MAX A-B Realty Ltd



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