

\$2,600,000 - 5445 5th Line, Guelph/eramosa

MLS® #X12439975

\$2,600,000

3 Bedroom, 3.00 Bathroom,
Agriculture on 0.00 Acres

Rural Guelph/Eramosa East, Guelph/eramosa,
Ontario

Looking to get away from the hustle and bustle of city living? Welcome to 5445 5th Line of Rockwood. Driving in the long tree-lined driveway, you are pleasantly surprised by the beauty of the setting with an elegant two-story red brick house, tastefully landscaped grounds, a barn, and a driving shed in the background. The majestic two-story 3,000 sq. ft home built in 1994 features all brick construction with white gingerbread trim, coin corners, a massive covered front porch and oversized two car attached garage. As you enter the front door, you are greeted by a large foyer and beautiful spiral staircase to the second floor. The main floor features a formal living room leading to a large dining room with French doors, into a large eat-in kitchen with tons of counter space, lots of storage, pot and pan drawers, and a fully built-in pantry with pull out shelves. There is also a large sunken rec room with a beautiful stone fireplace with a wood burning insert. Lots of big windows and French doors off the eat-in kitchen lead to a new deck and beautiful views everywhere. The second floor features two large bedrooms, and a huge primary bedroom with five-piece ensuite. There is another set of French doors off the Primary, currently set up as a den, but could be a fourth bedroom or nursery. All the bedrooms have walk-in closets. The massive unspoiled basement has a bathroom rough-in waiting for your finishing touch. All this plus an oversized two-car garage with a staircase to a



large loft above for extra storage. The 44 acre property has 22 acres workable currently rented by a local cash cropper. There is a 30x50 barn with hydro and water plus storage on the second floor, and a 30x50 drive shed for more storage.Natural gas and internet available at the driveway entry. (id:6289)

Essential Information

Listing #	X12439975
Price	\$2,600,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Agriculture

Community Information

Address	5445 5th Line
Subdivision	Rural Guelph/Eramosa East
City	Guelph/eramosa
Province	Ontario
Postal Code	N0B2K0

Amenities

Amenities	Schools, Fireplace(s), Separate Electricity Meters
Utilities	Cable, Electricity
Features	Level lot, Irregular lot size, Flat site, Lane, Sump Pump
Parking Spaces	10
Parking	Attached Garage, Garage
# of Garages	2
View	View

Interior

Appliances	Garage door opener remote(s), Central Vacuum, Water Heater, Water softener, Blinds, Dishwasher, Dryer, Freezer, Garage door opener, Stove, Window Coverings, Refrigerator
Heating	Propane Forced air

Cooling	Central air conditioning
Fireplace	Yes
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick
Exterior Features	Landscaped
Lot Description	594 x 2209 FT 25 - 50 acres
Foundation	Poured Concrete

Listing Details

Listing Office Chestnut Park Realty (Southwestern Ontario) Ltd



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