

\$3,975,000 - 608450 12th Side Road, Blue Mountains

MLS® #X12442239

\$3,975,000

5 Bedroom, 4.00 Bathroom,
Agriculture on 0.00 Acres

Blue Mountains, Blue Mountains, Ontario

A nature lovers and gardeners paradise! 50 acres of fields and woodlot, unspoiled by pesticides for at least 48 years. The Bruce Trail, accessible at the rear of the Property, crosses the 1,000 acres bounded by the surrounding roads. In co-operation with adjacent landowners, a private trail system several kilometers long based on The Old Mail Road and old logging roads is used for hiking, horseback riding, and cross-country skiing. Your water is from an artesian spring, shared with a neighbour and with an uninterrupted flow for over a century, producing clear water free of the sulphur and iron found in wells lower in the valley. Early spring sees the emergence of watercress in the brook and wild leeks in the woods. The home is surrounded by gardens of perennials with a large vegetable garden and shed. Located on the edge of the Escarpment, a spectacular view of the Beaver Valley with breath-taking sunsets is visible from your living room and outdoor hot tub. The home was rebuilt in 2007 around a double-sided 2-storey fieldstone fireplace, the centrepiece in a cathedral ceilinged Great Room. Attached is a 2 car garage, essential for the winter months. In addition to the 5 bedrooms, for a multi-generational family, an extension has been designed to add a self-contained 1-bedroom granny flat with additional parking underneath, also with a view of the valley. For added security, a 12kw propane generator starts automatically in case of a power failure. The 12th Line has little



traffic, not being a through road, however it is on the school bus route, receiving early morning snowplowing in the winter. Privacy and recreational opportunities are blended with accessibility to the nearby Ravenna Country Market, known for it for its baked goods and essentials. The present owners hope the new owners will enjoy the lifestyle of this unique property as much as they have for almost 50 years! (id:6289)

Essential Information

Listing #	X12442239
Price	\$3,975,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Agriculture

Community Information

Address	608450 12th Side Road
Subdivision	Blue Mountains
City	Blue Mountains
Province	Ontario
Postal Code	N0H2E0

Amenities

Amenities	Ski area, Fireplace(s)
Utilities	Electricity
Features	Wooded area, Partially cleared
Parking Spaces	2
Parking	Garage
# of Garages	1
View	View, Valley view

Interior

Appliances	Hot Tub, Garage door opener remote(s), Central Vacuum, Water Heater - Tankless, Water purifier, Water Treatment, Water softener
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Heating	Propane Forced air
Cooling	Central air conditioning, Ventilation system
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Stone, Wood
Lot Description	1100 x 1800 FT 50 - 100 acres

Listing Details

Listing Office	ROYAL LEPAGE SIGNATURE REALTY
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