

\$1,775,000 - 397061 5th Line, Melancthon

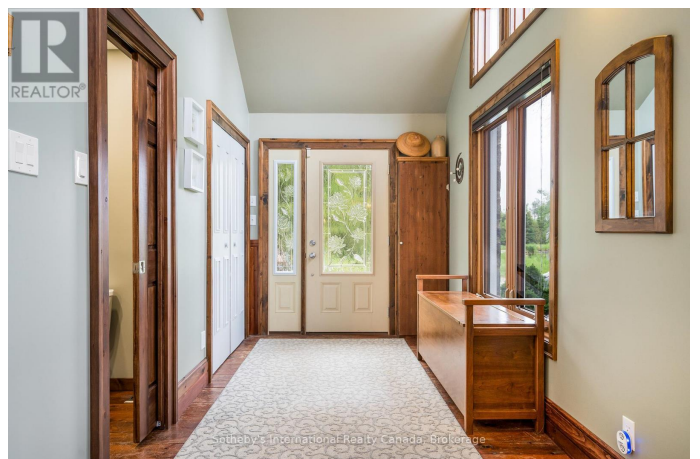
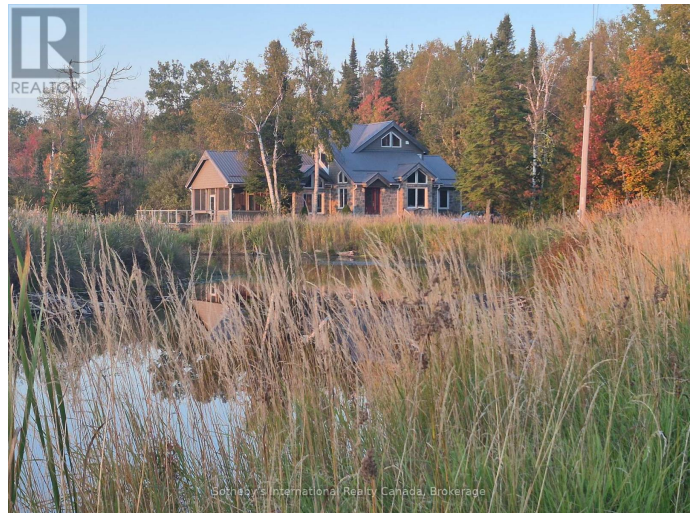
MLS® #X12453599

\$1,775,000

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Rural Melancthon, Melancthon, Ontario

Welcome to your very own 47-acre sanctuary where nature, privacy, and endless adventure come together in perfect harmony. Tucked away at the end of a picturesque, winding, tree-lined driveway, this one-of-a-kind property offers the peace and seclusion you crave, while still keeping you connected to everything you need. The heart of this 3 bedroom, 3 bathroom home is a spectacular open-to-above family room featuring a soaring ceiling and a limestone fireplace complete with a built-in pizza oven! Perfect for cozy nights by the fire or hosting unforgettable gatherings. A spacious dining room with a bar sets the stage for lively dinner parties, while the bright 3-season sunroom invites you to relax with your morning coffee or a good book. Step outside onto two expansive decks that offer the ideal setting for entertaining or simply enjoying the tranquil views. Outdoors, the property truly shines. Multiple ponds create a four-season playground -- enjoy paddle boarding and fishing in the summer, or skating when the ice sets in. Wander through the surrounding forest along your own private trails, perfect for hiking, biking, snowshoeing, or cross-country skiing. At the rear of the property, approximately 10 acres of open pasture land offer endless possibilities for hobby farming, gardening, or just wide-open space to explore. For the hobbyist or entrepreneur, there's a 20' x 40' detached garage and workshop with a new wood burning stove and a small cabin. You will also



find outbuildings for storage, tools, or toys.
This is a rare opportunity to own a property that truly has it all: privacy, adventure, charm, and space to live your dream lifestyle. It's a one hour drive from Toronto and 30 minutes north of Orangeville and close to groceries, schools, gas stations, and more. Whether you're after peace and quiet, room to roam, or the perfect place to entertain this incredible property is ready to welcome you home.
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Essential Information

Listing #	X12453599
Price	\$1,775,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	397061 5th Line
Subdivision	Rural Melancthon
City	Melancthon
Province	Ontario
Postal Code	L0N1S9

Amenities

Amenities	Golf Nearby, Place of Worship, Fireplace(s), Separate Electricity Meters
Utilities	Cable, Electricity, Wireless
Features	Wooded area, Irregular lot size, Conservation/green belt, Wetlands, Level, Sump Pump
Parking Spaces	22
Parking	Detached Garage, Garage
# of Garages	2
View	View of water, Direct Water View

Interior

Appliances	Garage door opener remote(s), Central Vacuum, Water Heater, Dryer, Stove, Washer, Window Coverings, Refrigerator
Heating	Propane Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	3
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stone
Exterior Features	Landscaped
Lot Description	706.3 x 2219.8 FT ; 1620.96x300.14x600.29x706.69x2219x1001 25 - 50 acres
Foundation	Block

Listing Details

Listing Office Sotheby's International Realty Canada



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