

\$2,195,000 - 7907 Sixteenth Line, Wellington North (arthur)

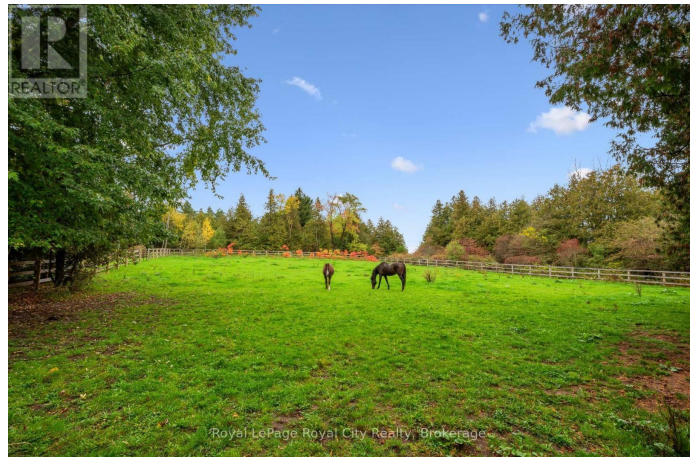
MLS® #X12457391

\$2,195,000

6 Bedroom, 4.00 Bathroom,
Single Family on 10.00 Acres

Arthur, Wellington North (arthur), Ontario

A winding laneway tucked under a canopy of mature trees leads to this private 18-acre sanctuary, complete with a charming 2-BEDROOM GUEST HOUSE that mirrors the main farmhouse's rustic heritage. The welcoming wrap-around covered porch invites you to pause and take in the tapestry of natural features at your doorstep- sweeping countryside views, pastureland, and the gentle flow of the river, providing a serene backdrop in every season. Inside, the heart of the home lies within the combined family room and dining room, a spacious addition to the original 1880s farmhouse. Wide plank pine floors, handsome beams, and expansive windows frame panoramic views of the surrounding landscape, while vaulted ceilings soar above the family room, anchored by a rustic stone-and-brick fireplace, creating a warm gathering space that feels both historic and homey. The upper level hosts four inviting bedrooms, including a generous primary suite with a walk-in closet and a 4-piece ensuite, alongside a 3-piece main bathroom and the convenience of second-level laundry. A short distance from the main residence is a two-bedroom guest house with a rustic exterior that mirrors the farmhouse's heritage, and a tastefully updated interior with modern finishes, ductless heating and cooling (2023), and a chic wood stove. Equestrian enthusiasts will appreciate the two-stall barn with a new



hydrant for year-round water, new fencing and gates on both the front and rear paddocks, and roughly 10 acres of hay fields, providing the perfect balance of pastoral beauty and functionality. Despite its rural setting, modern conveniences- including geothermal heating and cooling, high-speed internet, an on-demand Generac generator, EV charger, and a durable metal roof- combined with easy access to Arthur's amenities, schools, and services, ensure comfort without compromising the sense of seclusion.

(id:6289)

Essential Information

Listing #	X12457391
Price	\$2,195,000
Bedrooms	6
Bathrooms	4.00
Acres	10.00
Type	Single Family

Community Information

Address	7907 Sixteenth Line
Subdivision	Arthur
City	Wellington North (arthur)
Province	Ontario
Postal Code	N0G1A0

Amenities

Amenities	Fireplace(s)
Utilities	Electricity
Features	Wooded area, Irregular lot size, Rolling, Conservation/green belt, Hilly, Country residential, Guest Suite, Sump Pump, In-Law Suite
Parking Spaces	18
Parking	Carport, Garage
# of Garages	2
View	View, River view, Direct Water View
Is Waterfront	Yes

Waterfront

Waterfront

Interior

Appliances	Water Heater, Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Heat Pump
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Wood
Foundation	Poured Concrete, Stone

Listing Details

Listing Office Royal LePage Royal City Realty



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