

# \$1,530,000 - 32420 Silver Clay Line, Dutton/dunwich

MLS® #X12471289

**\$1,530,000**

4 Bedroom, 3.00 Bathroom,  
Agriculture on 0.00 Acres

Rural Dutton/Dunwich, Dutton/dunwich,  
Ontario

Discover the best of both worlds with this beautifully maintained brick bungalow, perfectly situated just 15 minutes from London. Nestled on 51.9 acres featuring approximately 42 acres of workable land and 10 acres of woods this property offers space, privacy, and endless possibilities. The main floor boasts 1,265 sq. ft. of inviting living space with 3+1 bedrooms and 3 full bathrooms. Enjoy peace of mind with municipal water service and a durable steel roof installed in 2017 as well as Fiber optics high speed internet available soon. The lower level, accessible through a separate entrance from the garage, is ideal for a granny suite, complete with its own laundry area. Step outside to private walking trails, a pesticide-free organic garden, and a tranquil pond. A 30' x 38' drive shed and a 12' x 12' greenhouse add practicality and versatility to this remarkable property. With its serene rural setting and quick access to city amenities, this home is perfect for those seeking space, privacy, and opportunity all within minutes of London. (id:6289)



## Essential Information

|           |             |
|-----------|-------------|
| Listing # | X12471289   |
| Price     | \$1,530,000 |
| Bedrooms  | 4           |
| Bathrooms | 3.00        |

|       |             |
|-------|-------------|
| Acres | 0.00        |
| Type  | Agriculture |
| Style | Bungalow    |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 32420 Silver Clay Line |
| Subdivision | Rural Dutton/Dunwich   |
| City        | Dutton/dunwich         |
| Province    | Ontario                |
| Postal Code | N0L1P0                 |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | Fireplace(s)            |
| Utilities      | Electricity             |
| Parking Spaces | 12                      |
| Parking        | Attached Garage, Garage |
| # of Garages   | 2                       |

### Interior

|                 |                          |
|-----------------|--------------------------|
| Appliances      | Dishwasher               |
| Heating         | Electric Forced air      |
| Cooling         | Central air conditioning |
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| # of Stories    | 1                        |
| Has Basement    | Yes                      |

### Exterior

|                 |                                  |
|-----------------|----------------------------------|
| Exterior        | Brick, Vinyl siding              |
| Lot Description | 977.8 x 2330.8 FT 50 - 100 acres |
| Foundation      | Poured Concrete                  |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | KELLER WILLIAMS LIFESTYLES |
|----------------|----------------------------|



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