

\$1,859,000 - 077839 11TH Line

Listing ID: 40545944

\$1,859,000

4 Bedrooms, 1 Bathrooms, 2024

Single Family

077839 11TH Line, Meaford

(Municipality), Ontario, N4L1W5

A world away from it all, but just moments to the Meaford Harbour, the bike trail and the area's attractions. This 4 bedroom red brick heritage farm home is immersed in the beauty a natural setting on 100 scenic acres just 7km west of town. A flowing creek and large pond greet you on the quiet drive up the hill to the house. Sitting under the shade of ancient trees, this solid house has been maintained with care by these owners for 45 years. A sweeping view to the east across a green pasture bordered by mature trees, brings to light this expansive property. The landscaped grounds feature the colours of mature flower beds & rock gardens. A welcoming sunroom with vaulted ceiling has ample windows to take in the view. A central open kitchen with bar seating and dining room are the heart of the home. A cozy living room with iron wood burning fireplace insert can warm the entire home. Coffered wooden paneling and railing guides you upstairs to 4 generously size bedrooms. And a third floor stairway to an unfinished attic opens up many future possibilities. Throughout the house, authentic original solid wood flooring, baseboards, doors, door and window frames. Recent updates include stained double hung windows and exterior doors, new lighting,

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paint and central air conditioning. The 100 acre property consists of 50 acres of fertile, workable land including 20 acres that has been systematically tile drained at 50 foot spacing, some old growth forest, as well as 23 acres of reforested land to the east border. The front acreage along the 11th Line is approximately 9 acres and planted with pine, spruce, tamarack and larch trees which provide total privacy from the road. The massive heritage barn dates back to the late 1800's, uniquely built on 3 levels into the hillside. Previously used for sheep, there are many future uses for this solid building. Trails cut from the front of the property to the back allow you to explore and appreciate a natural paradise. (id:50245)

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Listing Office:RE/MAX Four Seasons Realty Limited, Brokerage