

# \$699,000 - 1316 GRAHAM Road

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## Listing ID: 40555105

**\$699,000**

Vacant Land

1316 GRAHAM Road, Severn Bridge,  
Ontario, P0E1N0

Welcome to your dream homestead in Severn Bridge, Ontario! Nestled on 47 sprawling acres, this property offers an idyllic escape for those seeking the quintessential rural lifestyle. Whether you're considering building your dream home or expanding existing structures, the groundwork has been laid for you to embark on your rural retreat with ease. With underground hydro already in place, you have the freedom to design and develop your ideal home without compromising the natural charm of the area. A reliable dug well ensures a consistent water supply, while a 2010 septic system offers modern convenience and peace of mind. For those with equestrian aspirations, a spacious barn awaits, complete with horse stalls to accommodate your four-legged companions. Venture further into the property, and you'll discover the beginnings of an enchanting apple orchard. With careful cultivation, this orchard holds the promise of abundant harvests for years to come, providing a delightful opportunity to indulge in the fruits of your labor. Most notably, the Farm Tax Credit and the Managed Forest Tax Incentive Program are both available to the new buyers, presenting an exceptional opportunity for agricultural enthusiasts and nature lovers alike. Embrace the natural

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bounty of the forest, fostering its growth and sustainability while benefiting from valuable tax incentives. Whether you envision a hobby farm, an equestrian haven, or simply a peaceful retreat from the hustle and bustle of city life, this 47-acre parcel of land in Severn Bridge beckons with endless possibilities. Sparrow Lake and the Trent Severn Waterway are just moments away, with a public boat launch accessible at Franklin Park and kayak launch on Severn St. Don't miss your chance to cultivate your own piece of paradise amidst the tranquil beauty of Ontario's countryside. Schedule your viewing today and let your rural dreams take root. NOTE: The home in uninhabitable. (id:50245)

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Listing Office: Sotheby's International Realty Canada, Brokerage (Gravenhurst Unit 4)