

# \$999,975 - 617365 CONCESSION 1 Road

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## Listing ID: 40611187

**\$999,975**

3 Bedrooms, 3 Bathrooms, 10 acres

Single Family

617365 CONCESSION 1 Road, Bognor,  
Ontario, N0H1E0

Privacy and Serenity Abound from this Exceptional 10 Acre Sanctuary with a Wonderfully Well Maintained 1900 sf Ranch Bungalow, Mature Forests, a Meandering Creek and excellent Fishing Spots. This Piece of Paradise is a perfect setting for Retirees, Nature Lovers, or an Active Family. Relax from the Lovely Wrap Around Covered Front Porch, Hike through the Forested Areas, or cool off in the Creek. The Open-Concept Floor Plan makes for Easy Living and is Ideal for Entertaining. Upgrades include the Gorgeous Gas Fireplace and Substantial Mantle, Updated Hickory Hardwood throughout most of the Main Floor and a Large Laundry/Pantry Room. The Kitchen features Quartz Countertops, an Island, Stainless Steel Appliances and a Generous Dining Area that leads onto the Deck and Rear Yard where Deer often Visit! 3Bed/2.5 Bath, the Primary Bedroom has Hardwood Flooring, a Walk-in Closet and Ensuite. Two Additional nice-sized Bedrooms, another Full Bathroom, plus Powder Room and Pantry round out the first floor. On the Lower Level is a Wide Open Space with a Walk-Out that is awaiting your finishes. The Geo-Thermal Heating and Cooling System make the house very Economical to run. Centrally

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Located between Meaford and Owen Sound, minutes to Walters Falls, the Bruce Trail Access and the Bognor Marsh with Trails and 668 hectares of Escarpment Upland Forests. Also nearby are Wineries, Golf Courses, the Billy Bishop Airport and hospitals in both Owen Sound and Meaford. Furnishings are negotiable. (id:50245)

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