

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

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## Listing ID: 40620227

**\$1,859,000**

4 Bedrooms, 1 Bathrooms, 2024

Agriculture

077839 11TH Line, Meaford

(Municipality), Ontario, N4L1W5

Nestled on a beautiful 100-acre property, this family farm offers a unique opportunity to embrace the peacefulness and charm of country living. With a diverse landscape of mixed forests, walking trails, 50 acres of fertile workable land, a seasonal stream and picturesque pond, you'll be surrounded by the tranquility of nature. Set under the shade of mature trees, the red brick farmhouse has been cared for by the same owners for 47 years. The meticulously restored original hardwood floors, trim, window frames, coffered paneling, and stairway, showcase a deep pride of ownership. The open concept kitchen and dining area provide a perfect space for hosting gatherings, while a wood stove efficiently heats the home. Upstairs, you will find four generously sized bedrooms that lead to an attic with plenty of untapped potential. The sunroom addition at the back of the home features vaulted ceilings and plenty of natural light. From the windows, you can enjoy beautiful perennial gardens, vast green pastures, and stunning sunsets. Upgrades to the home include new lighting, paint, double-hung windows, exterior doors, and air conditioning, adding modern comforts to this historic home. A 3-level heritage barn built into the hillside, originally used for housing sheep, offers

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endless possibilities. Additionally, a small shed offers versatility for projects and storage needs. This cozy hideaway is just a stone's throw away from nearby towns offering easy access to a variety of recreational activities like skiing, hiking, and boating, as well as enriching cultural experiences. Whether you are dreaming of starting your own agricultural adventure, seeking a peaceful retreat, or craving a connection to nature, this property offers surreal country living. Book a showing and experience what this property has to offer.  
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