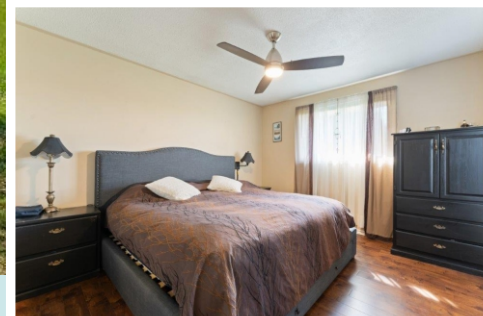




1174 Charlottesville Road 2, Vittoria



Idyllic 63.62 acre property located on a quiet country road in the heart of Norfolk County. This is what comes to mind when one thinks of a hobby farm. Rolling hills, cows lazing in a small valley, a red barn off in the distance, horses grazing in the pasture, the pond where the kids go fishing on those long summer days - all surrounded by Carolinian forest with hundreds of acres of trails to explore. This property is a rare find. Close to wineries, breweries, beaches, marinas and nature trails while still being close enough to the convenience of town. Modern 5 Bed, 2 1/2 bath raised ranch home in move-in condition. Updated kitchen leads out to large deck with 14 ft. swim spa. High speed fiber optic internet to the house. Finished basement with wood burning insert. Geothermal heating and cooling. Many updates throughout. Property produces solar electric located on barn roof that is sold back to the grid. Two hazelnut orchards consisting of approximately 815 trees along with underground irrigation. Seven paddocks, riding ring, 12 horse stalls, pasture, irrigation pond, 20 acre woodlot. Perfect property for nature lovers, horse enthusiasts, hobbyists or anyone looking for a unique location with room to roam. Two drilled wells - one for the house and one for farm use. Property serviced by two separate 200 amp panels. An opportunity not to be missed, book your private viewing today. Asking \$2,750,000.00 MLS®

Bedrooms:	3+2	Bathrooms:	2+1
Water Source:	Drilled Well	Sewage:	Septic System
Taxes:	\$3,949.39 / 2021	Heat Source:	Geothermal
Lot Size:	1,364.14' x Irregular	Sq. Ft.:	1,354 sq. ft.

TRISTAN COUNTWAY
Tristan@EriesEdge.com | 226.567.5515

REALTOR®

Erie's Edge
Real Estate Ltd., Brokerage



519.586.7922

519.426.2072

www.EriesEdge.com