



1174 Charlotteville Road 2, Vittoria



Well-maintained farm in a prime recreational area with many trails on the property as well as in surrounding conservation area. Nearby St Williams Conservation Reserve (1035 hectares) allows ATVs, snowmobiling, horseback riding, mountain biking, hiking, and hunting in designated areas. A few minutes to Turkey Point and its famous sand beach as well as one of Canada's largest freshwater marinas. The area boasts wineries, craft breweries, farm markets, incredible countryside, forest reserves, beaches, provincial parks, look out points, unique hamlets and more. Located on a quiet country road this very private property is 63.62 acres with potential for various income sources. 815 hazelnut trees divided into two orchards that will reach maturity in the next few years. Orchards are equipped with inground irrigation system, back orchard is supplied by a pond on the property. 20 acres of tillable land currently used for cash crops. Large 12-stall barn, seven paddocks and riding ring that are currently used for boarding. Pasture area used for cattle. The house is a modern 5 bed, 2 ½ bath raised ranch that shows A+. Large deck off the kitchen and dining room with 14ft swim spa sits on a concrete slab ready for a future addition. Home is heated and cooled using geothermal and the solar system on the barn pays more than what the property uses including the hydro used for heating and cooling. A very special property that is sure to please. Asking \$2,480,000 MLS®

Bedrooms:	3+2	Bathrooms:	2+1
Water Source:	Drilled Well	Sewage:	Septic System
Taxes:	\$4,269.84 / 2023	Heat Source:	Geothermal
Lot Size:	63.620 Acres	Square Feet:	1,354



Tristan
Countway
REALTOR®

Erie's Edge
Real Estate Ltd., Brokerage
Tristan@EriesEdge.com
226.567.5515