



RE/MAX Real Estate Centre Inc.



9535 Sideroad 5
COME OWN A PIECE OF HISTORY!
\$1,400,000 CAD

Prospective buyers should satisfy themselves as to the accuracy of the information contained herein, as it is deemed to be correct but not guaranteed. Each Office Independently Owned and Operated



Allan Alls, Sales Representatives

A PARTNERSHIP THAT WORKS FOR YOU!

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9535 Sideroad 5



Price: \$1,400,000 CAD
Type: Residential
Style: 2 Story
Bed(s): 4 "4th is Loft Bedroom"
Bath(s): 3 "1x4, 1x3, 1x2"
Garage: Double, Detached "Extra wide, 2-car tandem"
Basement: Yes, Full
Size: 3,734 sq. ft. "Per M.P.A.C."
Lot Type: Irregular
Lot Size: 99.47 acres n/a "Per M.P.A.C."
Year Built: 1865 "Per M.P.A.C."
Taxes: \$2,988 CAD (2013)

Description

Come Own A Piece Of History! If You're Looking To Buy A Farm In Erin, This Is One You'll Want To See! White Picket Fence Surrounds This Gorgeous 1865 Stone Farmhouse On 99.47 Acres, Offering High Ceilings, Wooden Doors, High Wooden Baseboards & Trim Throughout. 2-Storey Barn; Beautiful Perennial Flower Gardens; Extra-Wide Drive-Through 2-Car Tandem Garage W/Man Door; Circular Driveway; Lilac Trees & Forestry. This One Has It All!

Extras: Side-by-side fridge, stovetop, double oven, D/W, mobile elements in the breakfast area, washer, dryer, fridge & freezer in basement, hot water heater, water softener. Central air, forced air/oil furnace. Stone steps & walkway, stone patio outside family room, covered side porch. Pony panel in, and dog runs to garage. Cedar shingle roof. Express Vu & Direct TV available. Taxes reflect rebates (Farm, CVC, Managed Forests).

Features

Interior Features

Fireplace | Vaulted Ceiling | Window Covers

Roof

Shakes / Wood Shingles

Appliances

Dishwasher | Double Oven | Dryer | Refrigerator | Stove | Washer

Sewer/Water Systems

Septic | Well

Exterior Finish

Stone

View

Pasture | Woods

Cooling

Central Air

Heating

Forced Air | Fuel Oil

Lot Features

Garden Area | Lawn | Patio | Shed | Trees / Shrubs

Highlights

- FOYER: W/O to stone walkway, stairway to 2nd floor, pine floor
- DINING ROOM: B/I cabinet & hutch, wainscoting, crown moulding, recessed windows w/wood shutters, o/looks front & side yards, pine floor
- KITCHEN: ceramic backsplash, wood beams, pot lights, recessed windows w/wood shutters, o/looks side yard, pine floor
- POWDER ROOM: Slanted ceiling, linoleum floor
- MASTER BEDROOM: 3-pce ensuite, W/I closet, recessed windows, overlooks barn & side yard, pine floor
- SITTING AREA: Recessed window, o/looks front yard, pine floor
- MAIN BATHROOM: Pine sink cabinet, pine floor
- 4th LOFT BEDROOM: Closet, recessed window, o/looks back yard, pine floor
- EXCLUDE: All chandeliers are negotiable. Excluded are all paintings and pictures.
- LIVING ROOM: Walk-through to office, fireplace, crown moulding, recessed windows w/wood shutters, o/looks front & side yards, pine floor
- MAIN FLOOR OFFICE: B/I bookshelves, recessed window w/wood shutters, o/looks barn & side yard, pine floor
- KITCHEN: Pine cabinetry w/crown moulding & under cabinet lighting, pantry, side-by-side fridge w/panels matching cabinetry, stovetop, double oven, D/W
- BREAKFAST ROOM: 2-piece bath, W/O to porch, wainscoting, 2 moveable cabinets (1 w/stove-top), wood beams, recessed windows w/wood shutters, o/looks barn & side yard, stairway to 2nd floor, pine floor
- FAMILY ROOM: Wood fireplace w/stone facing & wooden mantle, W/O through double doors to patio, W/O to yard, ceiling fan, track lights, pine ceiling w/open joists, o/looks back & side yards, pine floor
- 3-PCE ENSUITE: Shower w/seat, ceramic walls & floor & glass door, pine sink cabinet, pine floor
- 2nd BEDROOM: Double closet, slanted ceiling, recessed windows, o/looks side yard, pine floor
- 3rd BEDROOM: Closet, slanted ceiling, o/looks side yard, pine floor
- BASEMENT: Laundry room – Comb w/Utilities; Stone walls, cement floor, walk-up to porch

Photos



Front



Front Entrance



1865 Engraved in stone



Back of House



Side Entrance



Garage & Side Entrance



Garage



Barn



Barn2



Side of House & Yard



Gardens



Gardens & Playhouse/Shed



Front & Back Yard & Barn



Field



Yard



Aerial



Front Yard & Field



Foyer



Living Room



Living Room2



Dining Room



Dining Room2



Kitchen



Kitchen2



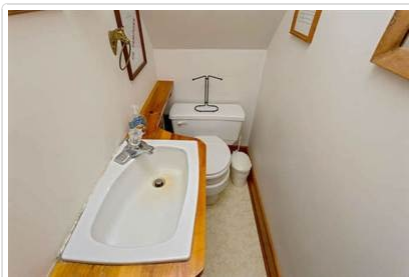
Kitchen3



Breakfast Area



Breakfast Area2



Powder



Family Room



Family Room2



Family Room3



Family Room4



Master Bed



Master Bed2



Master Ensuite



Upper Landing



2nd Bed



2nd Bed2



3rd Bed



3rd Bed2



Main Bath



4th Loft Bed



4th Loft Bed2



Aerial House & Fields



Aerial Fields