

# 102669 Sideroad 49

## *Normanby Township*



[www.Normanby.ca](http://www.Normanby.ca)



*Presented By*

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# Spacious **Luxury**

Asking  
**\$ 695,000**  
Price





**IF YOU ARE LOOKING FOR A**

hobby farm property with a magnificent house, a barn for horses, a workshop, fenced paddocks in a desirable area – congratulations, you have just found it.

This property is located close to Highway 6 giving easy access to Guelph, Kitchener and Waterloo to the south and Owen Sound, Georgian Bay and the Bruce Peninsula to the north. It is close to the town of Mount Forest. You

could be in Guelph in about 50 minutes or Brampton in about 90 minutes.

The home is a bright and spacious ranch bungalow with 4 bedrooms, 3 bathrooms, walk out basement that is developed with a family room, the 4th bedroom, bathroom and a media room for home theatre. The basement level has in floor heating. Upstairs is the open concept living room, dining room and a beautiful kitchen that offers everything in convenience and

granite counter top. There is a walkout from here to a patio area and the home is equipped with two very attractive electric fireplaces and a double attached garage.

The property consists of 15.67 acres, 2 fenced paddocks and a sand riding ring totalling about 5 acres, a four stall barn with hydro and water plus an insulated workshop. There is good hardwood bush and another little bonus is a separate cabin which could be a bunkie or ?



## 102669 Sideroad 49, Normanby Township

**Side Of Road:** North  
**Lot Dimension/Acreage:** 15.67 Acres  
**Sq.ft. Above:** 1,600  
**Elem Schl:** Ayton Or Mt Forest  
**Type:** Single Family  
**Style:** Bungalow - Ranch  
**Title To Land:** Freehold  
**Property Size:** 10.0 - 49.99 Acres  
**Land Features:** Hardwood Bush, Partial Landscaped, Wooded/Treed  
**Access:** Year Round Municipal Road  
**Ext. Features:** Balcony/Deck/Patio, Privacy  
**Accessory Buildings:** Bunkie  
**Heating/Mechanical:** Air Exchanger, Central Air, Forced Air, Propane  
**Garage Type:** Attached, Double  
**Water:** Drilled  
**Sewer:** Septic  
**Utilities/Services:** Cell Service, Electricity, Garbage Pickup, Internet-High Speed, Telephone  
**Rental Equipm.:** None  
**Exterior:** Stone  
**Driveway:** Gravel, Private  
**Foundation:** Concrete  
**Interior Features:** Central Vac, Ensuite, Fireplace(S), Main Floor Laundry, Main Floor Master  
**Roof:** Asphalt Shingle  
**Flooring:** Laminate  
**Bedrooms:** 3+1  
**Bathrooms:** 3  
**Yr.built:** 2013  
**Garage:** Yes  
**Garage Measurements:** 24' 2 x 22' 9  
**Full Assessed Value:** \$374,000  
**Taxes:** \$5,200 (2014)  
**Exclusions:** TV & Bracket In LR, Projector & Bracket, sauna  
**Inclusions:** Stove, fridge, washer dryer, dishwasher, microwave, storage shed, satellite dish, garage door openers

**Directions:** Durham - Hwy #6 South to Sideroad 49, turn right (West) to property on right. OR Mount Forest - North on Hwy #6 to Sideroad 49, turn left (West) to property on right- #102669.

