



1174 Charlotteville Road 2, Vittoria



Well-maintained farm in a prime recreational/tourism area. Many trails on the property as well as in abutting 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 Canada's largest freshwater marina. The area boasts wineries, craft breweries, farm markets, incredible countryside, forest reserves, beaches, provincial parks, look out points, unique hamlets, fairs 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 spread over two orchards, larger front orchard will be in production 2024. 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. The house is a modern 5 bed, 2 1/2 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 \$2,300,000 MLS®

Bedrooms:	3 + 2	Bathrooms:	2 + 1
Water Source:	Drilled Well	Sewer:	Septic System
Heat Source:	Geothermal	Taxes:	\$4,540.04 / 2024
Sq. Ft.:	1,354 sq.ft	Lot Size:	1,364.14' x Irregular



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