

[5610 CEDAR SPRINGS Road](#)
 Burlington, ON L7P 0B9



FARM/Agricultural Sale Price: \$1,998,000

MLS®#: 30634568 Status: **Active**
 Region: Halton DOM: 135
 Municipality: 38 - Burlington
 Neighbourhood: 380 - North Burlington Rural
 Bldg Type/Style: Detached/2 Storey
 Sq.Ft: 2146 / Floor plan(s) Tot Bdrms: 2
 Ownership: Freehold Bathrooms: 2.0
 Age/Yr Built: 31-50 Years \$ per Acre:
 Acres/Range: 82.700 / 50-99.99 Lot Front: 66.27 Ft
 Irregularities: Irregular Lot Depth:
 Waterfront: None Lot Shape: Irregular
 Heat: Propane/Forced Air, Heat Pump Sewer: Septic
 Water: Well/Drilled Well
 Brokerage: Royal LePage Meadowtowne Realty Inc., Brokerage
 CrossSt/Dir: CEDAR SPRINGS RD, BETWEEN COLLING & BRITANNIA

Property Details

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|--|--------------------------|-----------------------------------|
| Roof/Yr Replaced: Asphalt Shingle/2014 | Pool: None | Air Conditioning: Yes Central Air |
| Exterior: Board & Batten | Laundry: In-Suite | Fireplaces: |
| Basement Sz/Dev: Full | | UFFI: No |
| Foundation: Concrete Block | Water Meter: No | Adl Mnth Fees: |
| Well Capacity: Well Depth: | Well Testing: | VisitAble: |
| #/Type of Garage: 1.0/Attached | Total Parking Spaces: 21 | |
| #/Driveway/Type: 20.0/Private Double Wide/Gravel | Assigned Spaces: | |

Farm Details

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|---|--------------------------|-----------------------|
| Farm Type: Cash Crop, Hobby | Rented: | Bush: 52.000 |
| Features/Bldgs: Bank Barn, Out Buildings, Pole Barn | Clear: | # Parcels: |
| Total: 82.700 Fenced: | Workable: 30.000 | Zoning: RES/AG |
| Pasture: Tiles RAND: | Livestock Crop Included: | Fronting On: West |
| Tiled SYST: Waste: | | Soil Type: Clay, Loam |
| Market Quota Incl: | | |
| Add Residence: | | |
| Special Designation: | | |

Remarks

82.7 Acres in sought-after rural Burlington location! Follow the long private lane up a slight incline and arrive at this beautiful property with post-and-beam style home originally built in 1983, a 20' x 40' workshop and a 40' x 72' insulated barn/garage built in 2007. The home features an open-concept design with the warmth of wood giving a wonderful "homey" feeling in every room and beautiful vistas of nature from every window. The galley kitchen features pine cupboards and quartz counters. One of the 2-car attached garages has been converted to an artist's studio but can easily be converted back into a garage or made into a "man-cave". The separate garage/workshop has an overhead door and an insulated 15' x 20' area. The huge barn/garage has 6" insulation, a woodstove and a heater, an 18' x 12' Overhead Door, concrete floor and plenty of windows for natural sunlight. This beautiful property features 30 acres of workable loam soil with the remaining acreage featuring a variety of trees and vegetation typical of the Niagara Escarpment, lovely gardens surrounding the home and a spring-fed pond with a dock and windmill. This ideal location is just minutes from the prestigious village of Kilbride and from the Dundas/Brant Street intersection and all major commuting roads. Properties in this location and of this acreage seldom come on the market—great opportunity to own your own paradise.

Property Features

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|---|-------------------|--|
| Interior Features: Auto Garage Door Remote(s), Carpet Free, Central Vacuum, Satellite Dish, Sump Pump, Water Softener | | |
| Area Influences: Arts Centre, Golf, Greenbelt/Conservation, Hospital, Lake/Pond, Place of Worship, Ravine, Rolling, Schools, View from Escarpment, Wooded/Treed | | |
| Inclusions: STOVE,DISH WASHER FREEZER,WASHER & ,DRYER,DECK-AWING,PROPANE BBQ(HOOKED-IN)3000 LITRE PROPANE TANK,WD STOVE/SHOP,HALL BOOKCASE(SCREWED TO WALL)GARDEN WATERING SYSTEM,PUMP/BARN FROM POND, AIR COMPRESSOR/BARN,100,000 PROPANE HEATER,WOOD STOVE/BARN | | |
| Other Structures: Barn | Rec Use: | |
| Sch District: Halton District School Board | Elevator: | |
| Elem Schools: KILBRIDE Sec Schools: | Retire Comm: No | |
| Roll#: 2402030305069010000 Assessment/Yr: \$830,100/2016 | Survey: None 1982 | |
| Pin#: 072000033 Taxes/Year: \$3,164/2017 | | |
| Legal Desc: PT LT 4 CON 1 NS, PT 1 20R5931 EXCEPT PT 1, 20R6458 | | |

Listing Information

| | | | |
|---------------------------|--------------|------------------|----------------|
| Sign: Yes | Lockbox: Yes | Occupant: Owner | SPIS: No/No |
| Commence Date: 01/29/2018 | | Deposit: 100,000 | CDOM/PDOM: 135 |
| HST Applic: Yes | | Energy Cert: | Private: |
| Incl in Costs: | | | |

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