

**5610 CEDAR SPRINGS Road**

Burlington, ON L7P 0B9

RES/Freehold/Sale

Price:

\$1,998,000



MLS®#: 30634407 Status: **Active**  
 Region: Halton DOM: 135  
 Municipality: 38 - Burlington  
 Neighbourhood: 380 - North Burlington Rural  
 Bldg Type/Style: Detached/2 Storey  
 Age/Yr Built: 31-50 Years Basement: Yes  
 Legal Desc: PT LT 4 CON 1 NS, PT 1 20R5931 EXCEPT PT 1, 20R6458  
 Sq.Ft/Source: 2,146/Floor plan(s) Tot Bdrms: 2 (2+0)  
 Sq Ft Range: 2001 to 3000 Bathrooms: 2.0  
 Acres/Range: 82.710 / 50-99.99 Lot Front: 66.27 Ft  
 Taxes/Year: \$3,164/2017 Lot Depth:  
 Irregularities: Irregular Lot Shape: Irregular  
 Heat: Propane/Forced Air, Heat Pump  
 Water: Well/Drilled Well Sewer: Septic  
 Brokerage: Royal LePage Meadowtowne Realty Inc.,  
 Brokerage  
 CrossSt/Dir: CEDAR SPRINGS RD, BETWEEN COLLING & BRITANNIA

**Property Details**

Exterior:	Board & Batten	Heat Source:	Propane	Air Cond Type:	Central Air
Bsmt Size/Fn/Dev:	Full/Partially Finished	Heat Type:	Forced Air, Heat Pump	Air Condition:	Yes
Foundation:	Concrete Block	Sewers:	Septic	Fireplaces:	
Roof:	Asphalt Shingle/2014	Water:	Well	Waterfront:	None
Water Meter:	No	Wtr Sup Type:	Drilled Well	Pool:	None
Laundry Access:	In-Suite	UFFI:	No	Retire Comm:	
#/Type of Garage:	1.0/Attached		Total Parking Spaces: 21	VisitAble:	
#/Driveway/Type:	20.0/Private Double Wide/Gravel		Assigned Spaces:	Addl Month Fees:	
Parking:	Gravel			Energy Cert Level:	
Recreational Use:		Elevator YN: No	Soil Type: Clay, Loam	Freehold w/Com Elem Fee: No	

**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**

Features/Amenities: Auto Garage Door Remote(s), Carpet Free, Central Vacuum, Satellite Dish, Sump Pump, Water Softener /  
 Area Features: Arts Centre, Golf, Greenbelt/Conservation, Hospital, Lake/Pond, Place of Worship, Ravine, Rolling, Schools, View from Escarpment, Wooded/Treed  
 Other Structures: Barn  
 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  
 Elem Schools: KILBRIDE Sec Schools: MM ROBINSON

**Tax and Financial Information**

Roll#:	2402030305069010000	Assessment:	\$830,100/2016	Survey:	Available 1982
Pin#:	072000033	Taxes:	\$3,164/2017	Private Entrance:	
Legal Desc:	PT LT 4 CON 1 NS, PT 1 20R5931 EXCEPT PT 1, 20R6458	Fronting On:	West	HST Applicable:	Yes
Location:	Rural				
Special Designation:	Conservation Control, Niagara Esc. Com.				

**Rooms Information**

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Kitchen	M	14' 0" X 5' 0"		Living Room	M	20' 4" X 12' 0"	
Dining Room	M	14' 4" X 8' 0"		Den	M	10' 6" X 7' 3"	
Mud Room	M	12' 8" X 9' 0"		Bathroom	M		3-Piece
Master Bedroom	2	17' 9" X 12' 4"		Bedroom	2	17' 9" X 12' 3"	
Bathroom	2		4-Piece	Recreation Room	B	19' 5" X 16' 9"	
Utility	B	26' 7" X 10' 8"		Storage Room	B	22' 4" X 7' 9"	

**Listing Information**

Commence Date:	01/29/2018	Deposit:	100,000	Buy Option:	CDOM:	135
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Sign:	Yes	Lockbox:	Yes	Possess. Dt:	SPIS:	No/No
Income Potential:	Yes	Payment:	/	Furnished:	Private:	
References:		Application Required:		Employment Letter:	Possession:	Flexible
SpDes/Rest/Acc:	Conservation Control, Niagara Esc. Com.	Lease Agrmnt:		Min Lease Terms: -		

Prepared By: Joseph Brazeau, Salesperson  
Royal LePage Meadowtowne Realty Inc., Brokerage

Client Full One Page Report

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