

\$1,799,900 - 2059 UPPER BIG CHUTE Road

Listing ID: 40392169

\$1,799,900

3 Bedrooms, 3 Bathrooms, 54.5 acres

Agriculture

2059 UPPER BIG CHUTE Road,
Coldwater, Ontario, L0K1E0

NEARLY 55 BEAUTIFUL ACRES! RARE OPPORTUNITY TO OWN JUST UNDER 55 ACRES (54.49) ON A YEAR-ROUND MUNICIPALLY MAINTAINED ROAD SITUATED BETWEEN BEAR CREEK AND THE NORTH RIVER.

GREAT COMBINATION OF PRIVACY AND NATURE WITH APPROX 36 ACRES OF ACTIVE FARM LAND AND APPROX 17 ACRES OF TREED LAND! PROPERTY BOASTS A LARGE ATTACHED GARAGE, LARGE FRONT PORCH & REAR DECK, 4000+ SQUARE FEET OF LIVING AREA, SPACIOUS PRIMARY BEDROOM W/ENSUITE & WALK-IN CLOSET W/UPPER STORAGE, PANTRY, ATTACHED GREEN HOUSE, HIGH CEILINGS WITH AMPLE OPEN SPACE & WALK-OUT BASEMENT WITH IN-FLOOR HEATING ROUGHED IN & ATTACHED FIREWOOD STORAGE AREA. IN-LAWSUITE CAPABILITY IN BOTH THE BASEMENT AND UPPER FLOOR INCLUDING ROUGH-INS FOR WASHROOMS. TWO LARGE COLD ROOMS AND A BASEMENT THAT CAN BE FINISHED TO SUIT. 3 SEPARATE STORAGE BUILDINGS & 3 SEPARATE ENTRANCES TO THE ACTIVELY

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FARMED FIELD. 200 AMP PANEL AND
MANUALGENERATOR PANEL.
WITHIN CLOSE PROXIMITY TO
GREAT DINING EXPERIENCES,
MULTIPLE SKI HILLS, GOLFCOURSES,
MARINAS, GEORGIAN BAY, TRANS-
CANADA TRAIL, EQUESTRIAN
FACILITIES (OR CREATE YOUROWN
HERE!), SNOWMOBILE & ATV TRAILS
WHILE ONLY 10 MINUTES TO HWY
400, 30 MINUTES TO BARRIE,20
MINUTES TO MIDLAND OR ORILLIA
AND 5 MINUTES TO DOWNTOWN
COLDWATER AMENITIES. CALL TO
SCHEDULE YOUR PRIVATE TOUR
TODAY! (id:50245)

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Listing Office:Bob Bush Realty Inc., Brokerage