

\$1,650,000 - 194844 13 GREY Road

Listing ID: 40549401

\$1,650,000

4 Bedrooms, 2 Bathrooms, 23.05 acres

Single Family

194844 13 GREY Road, Artemesia,
Ontario, N0C1E0

Welcome to the most spectacular 23 acres in The Beaver Valley. Backing onto The Bruce Trail and overlooking the Beaver Valley and beyond, the views and privacy that this property offers are a true rarity. An amazing feature of this property is an Artesian Spring. The pristine Aquifer produces fresh water that is both the source of potable water for property as well as a stunning natural feature as it leads into your very own cascading waterfall that runs from early spring right through to the early winter months. As well, there are multiple pond sites as the fresh water springs come to ground. Nut and Fruit orchards scatter the property. A Sugar Shack outfitted with evaporator will have you making Maple Syrup from your forest of mature Maples, a spring-time must. A small cabin, cantilevered over the ridge is the perfect summer sleeping retreat or year round spot to enjoy your morning coffee. The original farmhouse dating back to 1909 holds much of the original charm and character with many recent upgrades including a New Steel Roof (2020), New Windows (2020), Upgraded Electrical to 200 AMP Service (2011), New Plumbing (2011) and Owned HWT (2011). The Jet Pump and Pressure Tank for the Aquifer (2020) is further

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enhanced with a UV and Sediment Water Filtration System (2015). The other buildings on site are as useful as they are charming. The 4,500 SqFt Barn dates back to 1894 and has incredible beams, large windows and has recently had a complete foundation restoration. Opportunities abound in this stunning location, limited only by your imagination. A stones throw from Beaver Valley Ski Club, minutes to Kimberly or Flesherton, central to everything and yet a retreat away from it all!
****Seller is open to a VTB (id:50245)**

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