

# \$5,500,000 - 415763 10TH Line

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## Listing ID: 40551681

**\$5,500,000**

, 104 acres

Office

415763 10TH Line, The Blue Mountains,  
Ontario, N0H1J0

A unique chance to purchase the international award winning winery The Roost: the list price includes both property and business. A 5,000sqft (finished) custom house, a striking converted barn including a tasting room and processing area, remarkable gardens and outdoor space, a 5-acre vineyard and a large swimming pond are just some of the features of this breathtaking property. This 104 acre property has soaring views across the Beaver Valley, and land that is mostly clear, with a mix of vineyard or mature woods making up the rest. There is room for agricultural expansion. The 2004-built custom house includes a grand open-plan living/dining/kitchen area with cathedral ceilings, a stone fireplace and double-height windows. The upper level is dedicated to the master suite and there are multiple bedrooms, two ensuite, on remaining floors that could be used as a B&B, subject to approvals. The spacious walk-out basement includes an additional fireplace, wine cellar and steam room. The house has geothermal heat, in-floor heat in the basement, new siding, stone veneer and shingles in 2020. The outside space is landscaped with two patios (one laid in 2021) and a wrap-around porch and a 3-car garage. The main winery

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building is a beautifully renovated barn with a patio and gardens overlooking the Beaver Valley. The 2,200sqft main floor includes maple flooring, a large bar, expansive tasting area, four washrooms, light commercial kitchen and mezzanine office. The 1,800sqft lower level processing area features in-floor drains, epoxy floors, a lab, and covered crush pad. A separate well and tertiary septic system service the winery. Each level has its own propane heat and AC. A separate 1,700sqft building houses farm equipment and has climate-controlled storage. (id:50245)

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Listing Office: Sotheby's International Realty Canada, Brokerage (Collingwood)