

# \$1,990,000 - 317551 3RD Line

---

## Listing ID: 40556931

**\$1,990,000**

4 Bedrooms, 2 Bathrooms, 2387

Single Family

317551 3RD Line, Meaford, Ontario,  
N4L1W7

Welcome to your own private oasis! This spectacular 8.2 acre property offers a countryside retreat with the convenience of being minutes to downtown Meaford & all area activities. The ideal family escape, full time residence, retreat or B&B. Enter the stunning grounds be greeted by a serene landscape of mature trees, gardens and an updated farmhouse. The main floor features a living room with WB fireplace, dining area, large custom kitchen, 3-pc bath all creating a warm welcoming atmosphere. The main floor also has a bedroom for accessible main floor living. A mudroom offers separate entry ensuring an easy transition between indoor/outdoor activities. The second level features four more bedrooms and an oversized 2-car detached garage offers room for your vehicles and recreational toys. A walk-out deck with glass railings overlooks the peaceful property and sunset views. Nature lovers will appreciate the walking trails and the pond teeming with trout. Spend leisurely afternoons fishing or enjoying the serene ambiance created by the trickling waterfall. Located next to the pond, find the Surf Bar a unique and whimsical addition. For golf lovers, a putting green awaits and at the back of the sprawling lot, a barn provides

# \$1,990,000 - 317551 3RD Line

---

another picturesque view with potential use as an event space, storage or home to farm animals/horses. A new (2023) art/yoga studio/office located at the back of the property provides a serene escape for work, creativity or relaxation. Embrace your green thumb on the side yard/field which has been used to grow sunflowers and could be utilized for growing vegetables. Two separately deeded large adjoining lots are also available to purchase. Immerse yourself in the beauty of the surroundings and create memories in this idyllic sanctuary. Located in a prime location close to the area's many amenities including beautiful beaches, Georgian Bay, restaurants, coffee shops, boutiques, golf/ski clubs and much more!  
(id:50245)

MLS®, REALTOR®, and the associated logos are trademarks of The Canadian Real Estate Association  
Data Provided by: The Lakelands Association of REALTORS®  
Last Modified: 09/04/2024 09:22:14 AM  
Listing Office:Royal LePage Locations North (Thornbury), Brokerage