

# \$2,350,000 - 8485 HIGHWAY 93

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## Listing ID: 40563319

**\$2,350,000**

6 Bedrooms, 5 Bathrooms, 79.36 acres

Single Family

8485 HIGHWAY 93, Tiny, Ontario,  
L4R0E3

First Time Offered! Incredible Opportunity To Own 79+ Acres On Hwy 93 In The Heart Of Simcoe County. On The Outskirts Of Midland, Set Back Off Hwy 93, The Gateway To Georgian Bay And Next Door To Brooklea Golf & Country Club.

Generate Passive Income Via Multiple Opportunities; Barn Signs, Cell Tower, 60+Acres Of Crops, 930sqft Apartment, Horse Boarding, Storage Space, Or Get Creative With A Home Business, Endless Potential. Current Annual Income Approx \$42,000. The Centerpiece Is A Raised Bungalow, Basement Apartment to 1 Bedroom, And Custom Built Over 4300sqft 6 Bed Home Offers Breathtaking Views, Spacious Living And Entertaining, Private Composite Wood Deck Reinforced For Hot Tub, Separate Entry For Apartment/Business, Blending Functionality With Charm. Meticulously Maintained In & Out, This Property Has Everything.

Additional Convenience: A Full House Generac Generator, Lawn Irrigation System, Large Solid Barn, Electric Fenced Horse Paddock, 5 Bay Drive Shed, Ensuring A Turnkey Experience For The Next Fortunate Owner. (id:50245)

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Last Modified: 05/05/2024 02:41:51 PM

Listing Office: Keller Williams Co-Elevation Realty, Brokerage (Midland)