



## Hwy 27 Investment

**Price: \$3,100,000.00**

### Hwy 27 Investment Land

Here is your opportunity to own almost 50 acres on Highway 27 just south of Schomberg! Not on the moraine! The updated farmhouse is placed well down a long driveway and the land is currently farmed by a tenant farmer to keep the taxes low. There is a useful 30x50 ft barn near the home. A great place to land bank.

### The Home

The home has undergone significant updates including new bedrooms and bathrooms and hardwood floors.

The main level has a large eat-in kitchen which opens to a large deck with built-in bbq station with granite counter and pergola for shade.

Alongside the kitchen is the dining room which opens directly onto the deck.

The living room has lovely views through over-sized picture windows, built-in seating and a wood-burning fireplace. Next to the living room is a wood storage room and a solarium for growing plants.

### Presented by

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On the west side of the main floor is a den and home office plus a 2-piece powder room.

Also on this level is a tiled foyer and mudroom.

## Upstairs

The second floor can accommodate 2 or 3 bedrooms and has 2 renovated bathrooms. The large master suite has hardwood floors, built-in desk, a large change room and a well renovated 3-piece bathroom with over-sized shower.

The second bedroom has hardwood floors, closet and a semi en suite 4-piece bathroom which has been renovated.

## Additional information:

- 510 ft frontage on Highway 27, depth of 3,291 ft as per Geowarehouse
- Approx 47.3 acres
- Two stairways
- Water softener
- 200 amp service
- Pool to south of home with large deck
- Pond to the southeast of home
- Approximately 36 acres farmed