



## The Scotch Estate, Halton

**Acreage: 185 Acres**

**Price: \$14,995,000.00**

### The Scotch Estate, Halton

A rare opportunity to create a stunning family home on the doorstep of Canada's largest city. Nestled in the protected Halton Hills with sole private access to the Scotch Block Reservoir. This property is positioned on over 185 acres of farmland with three possible severances, several dwellings and farm buildings. A perfect location for a country escape.

It has pastoral views heading westward along the Niagara Escarpment. The bucolic countryside offers numerous potential sites to create a true signature residence.

There are three small ponds in addition to the expansive Halton reservoir, conveniently maintained by the Regional Conservation authority. The exclusive, private deeded usage allows for a daily draw of 50,000 litres.

Presented by

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# MOFFAT DUNLAP

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A total of three residences are on the property including the principal which is a manageable, early 1970's built bungalow with a sizeable footprint, allowing for either a new construct of a more substantial residence or easily suitable for a current retrofit.

An old growth hardwood forest made up of mostly Maple will easily supply your own sugar shack for the true Ontario country experience. Further revenue is provided from the two rental dwellings, plus approximately 140 acres of workable cash crop and rental income from the communications tower.

Close proximity to world class equestrian facilities, golfing, skiing at Kelso, minutes to the new Olympic Velodrome in Milton in addition to miles of hiking and mountain biking trails.

This is an ideal property to make your own! A true investment for the future.

Conveniently located to Toronto.

4 minutes to the 401

20 minutes to Toronto Pearson Airport.