



## Brook Forest Farm

**Location: East Garafraxa**

**Acreage: 97.73 Acres**

**Price: \$2,890,000.00**

### Brook Forest Farm

A lovely restored Victorian Farmhouse built in 1902. Fully gutted and tastefully restored! Four bedrooms, three bathrooms, main floor master suite. Newly installed septic system, drilled well, furnace, water system, and electrical & plumbing systems. New windows, sliding patio doors, and solid flooring throughout. New granite counter kitchen with centre island. Majestic granite fireplace with new inserts. Everything was installed brand new during restoration and lightly used afterwards.

Spectacular bank barn with huge hand-hewn beams. Separate two-car garage/workshop.

65 acres of gently rolling and fertile crop land, 20+ acres of beautiful mixed forest at the back. Long tree lines around the property. The year-round Butler's Creek runs through. Total 97.73 magnificent acres (39.55 hectares) with nature at its best!

Special note: Because the property is over 38 hectares and it already has two existing entrances from the street, the Zoning Bylaw allows a new single detached dwelling, in addition to and bigger than the existing farmhouse, to be constructed on the property, as per email correspondence with the Planner of the Town in early 2024. Copy of the emails is available, but it is the Buyer's responsibility to independently verify any proposed development plan with the Town.

Presented by

**John Dunlap,**

Broker Of Record

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Bathrooms : 3

Bedrooms : 4