

\$1,850,000 - 2081 UHTHOFF Line

Listing ID: 40100597

\$1,850,000

3 Bedrooms, 3 Bathrooms, 1800

Agriculture

2081 UHTHOFF Line, Severn Twp,
Ontario, L3V7B2

Beautiful 97 acre Equestrian Farm only 15 minutes from Orillia, 1.5 hrs from Toronto and fully enclosed with Page wire fencing. Cape Cod style house with 3 bedrooms, 2.5 baths, Separate Living room, Dining room and Eat in Kitchen. Lovely 3 Season Sunroom allows you to enjoy your morning coffee in a bright sunny covered space or walk out to the two tier deck to enjoy the lovely view of the trees, Beautiful Muskoka looking Rocks and your horses down by the barn. Spend your evenings in the hot tub or sitting by the outdoor fire listening to the wonderful sounds of nature! High speed internet available through Bell. Barn includes 11 Box Stalls (7 with rubber matting), 2 Standing Stalls, a Heated Tack Room, composting toilet, Separate electrical panel and an Indoor Riding Arena (Approx 63 x 153). Separate wells for both the Barn and the House. 5 Paddocks with wood and electrical Fencing. Outdoor sand Arena with drainage (Approx. 150 x 110). According to Severn Township Website the Property is Zoned Agricultural with a small portion along the river being EP Protected. The Majority of /soil is Class 1-3. (Reference Documents). There are some areas mostly near the bush and trees that are wet.

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