

# \$3,500,000 - 301 4 Concession E

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## Listing ID: 40317486

**\$3,500,000**

, 44.42 acres

Other

301 4 Concession E, Tiny Twp, Ontario,  
L0L2T0

**\*\*SELLER WILLING TO HOLD MORTGAGE\*\*** A piece of paradise, a heritage for generations to come! This beautiful Victorian style, 3-storey house with more than 4000 sq. ft. has a wrap-around veranda where you can sit sipping your favourite drink, enjoying the serene view. Once inside you will find an immaculately kept home. A large eat-in kitchen plus a separate formal dining room for hosting those fabulous parties. Curl up in your favourite chair in front of the fireplace and get lost in a great read. So many comforts are included in this exemplary home, a 3rd-floor loft, finished basement, central air, central vac, UV system, and 2 generators. This house is situated on prime 44 acres with 22 being farmable land. This rare and established acreage is an investment property with positive cash flow. Move-in and let the income-generating business cover your costs of living! This incredibly clean 40 x 100 ft state of the art Dog Boarding facility has an excellent reputation and very loyal long-term clientele. Kennel sizes range from 5x10 ft, 4x8 ft, 4x6 ft, and several 90 sq. ft. kennels to accommodate multi-pet clients. Inside the kennel you will find a well-stocked retail store with an accompanying online store.

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The facility also includes laundry facilities, grooming area and a kitchen area complete with a commercial oven for the included 'Hearts & Bones' dog cookie business. This is an established dog treat business catering to several GTA and local wholesale customers, as well as the retail sales through the kennel store. This wholesale business has so much potential for expansion! Take in the tranquil surroundings on groomed trails as you take your furry friends for their daily walks. There is a chance you will see deer, wild turkey, geese, and swans in their natural habitat as you are out exploring. All you ever wanted and more. Don't miss out on this rare opportunity. (id:37775)

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Last Modified: 28/11/2022 12:03:35 PM

Listing Office: Keller Williams Co-Elevation Realty, Brokerage