

# \$679,900 - 2352 518 Highway

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## Listing ID: 40348176

**\$679,900**

2 Bedrooms, 1 Bathrooms, 7.34 acres

Single Family

2352 518 Highway, Sprucedale, Ontario,  
P0A1Y0

PRIVATE OASIS ON 7+ BEAUTIFUL ACRES LOCATED WITHIN 30 MINUTES TO HUNTSVILLE. Pretty treed property with newer bungalow all fenced with its own trails, barn and oversized gardens. Enjoy very own apple trees and ever-growing raspberries and vegetable gardens. If you are an animal lover, this could be the property for you with multiple outbuildings, paddocks and chicken coop for small livestock. There are many permitted uses here; commercial nursery, commercial self storage, convenience/retail store, farm produce sales outlet, kennel, recreational facility, veterinary clinic and much more. The 2021 custom built bungalow includes a bright and airy open concept main floor with laminate flooring throughout. Kitchen opens onto living and dining area with a cozy propane fireplace. Direct access to the large deck overlooking the front yard and gardens with a propane hook-up for your BBQ. The main floor includes two bedrooms with double closets as well as a 3pc bath with main floor laundry and a propane fireplace. The lower level has a partially finished family room. The home has ICF foundation from floor to the rafters so efficient to run. Detached double garage for your toys with plenty of

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room to park your RV on the property. Circular driveway with Commercial building closer to the road to hang your hat out, with its' own separate parking area. 840 sq.ft. insulated Quonset hut with man door and window with concrete poured floor, in-floor heat, hydro and water. Good cell service here and hi-speed internet which is hard to find in most rural areas. This is the ideal property to grow your own food, raise your own livestock and run a home based business, there are so many options here. Sequin trail system crosses bottom side of driveway for enjoyment year round, walking, sledding, ATV-ing etc. Close proximity to many lakes and to Hwy 11 and only 2.5 hours to the GTA. (id:37775)

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Listing Office: CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE, HUNTSVILLE