



7734 Old Church Road, Caledon, Ontario

17 Ac Country Property

\$1,050,000.00

 **COMMERCIAL**
Office Telephone: 905-857-0651

**GWG**
Geogan-Walsh Group

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Country Property



Official Plan Environmental Policy

Description

Standing in a beautiful country setting with the Caledon Greenbelt this unique property contains a superb layout within an impressive setting of rolling landscape, wooded acres and meandering stream for those looking for a hobby or equestrian property.

The well maintained property has a spacious 6 bedroom home, workshop/barn that contains 6 stalls, indoor equipment storage and adjacent outdoor paddocks. Within short walking distance is a 5 acre exercise track accessible at the rear of the property. Very private and secluded.

Location

Located just minutes north of Bolton and east of Caledon East the 17 acre property offers the advantages of country living and being close to amenities of major urban centres and transportation connections. The nearby centres of Bolton and Caledon East offer close by shopping and Schools.

The Town of Caledon has a rolling landscape dotted by many historic towns and villages, with unique attractions, events and historical significance. A wide variety of scenic and outdoor recreational opportunities are available throughout the region.

Official Plan and Zoning

The Property is a designated Agriculture Environmental Policy Area Schedule A and within the Greenbelt. Zoned EPA2 -ORM By-law 2008-50 (under appeal)

Country Property Investment



House

- 2000 sq. ft. Bungalow
- Propane Heating
- 3 bedrooms
- Indoor Hot Tub
- Thermal windows
- Pine Panelling in Family Room
- Partially Finished Basement



Barn, Steel Storage Building & Property

- 6 Stalls in barn
- Large indoor storage area
- Heated water source
- Tack Storage Area
- Fenced Paddocks
- Exercise track at rear of property
- Metal Cuonset Building for large equipment
- Stream meanders through property
- Municipal Water

Note: To accommodate more than 4 horses the owner will be required to prepare a Nutrient Management Plan

