37 & 65 North Waldhof Road

WALDHOF, ON

$895,000







MLS#: X14139898
Style: Bungalow
Total Sq.Ft. : 1248 Main and 1500 Rental
Lot Dimensions: 481 acres approx.
Bedrooms: 8
Bathrooms: 3
Garage Size: 12' x 32' Attached Main House
Electricity Costs: Main House- $2050/year
Heating Costs: Rental House- $3600/year
Heat System: Forced Air/Geo-Thermal
Heat Fuel: Propane
Electrical: 2 x 100 Amp
Water: Dug Well-Spring fed
Sewer: Septic System
Hot Water Tank: Rental
Rentals: Propane Tank
Foundation: Concrete Block/ Poured Concrete
Basement: Full/Partially Finished/Unfinished
Roof: Asphalt-2025/Metal
Exterior Finish: Wood
Driveway: Gravel
Road Surface: Gravel

A great opportunity, these 481 acres were once a local beef/dairy running farm with two bungalow houses, farm buildings and three silos. First house is approx. 1500 sq. ft. three main floor bedrooms, four-piece bathroom and two lower-level bedrooms and shower tub area. Attached one car garage. Built in 1980. Deck with screened in area. The second home is approx. 1300 sq. ft. three-bedroom, one three-piece bathroom. Walk out unfinished basement. Deck. Metal roof. The property is a mix of open fields and mature trees. Surrounded by three municipal roads. Unorganized area. Low taxes. Located in WMU#8 for any hunting needs. Close drive to Vermilion Bay and Eagle Lake.

Call today for more information.

LISTING AGENT



Scott Lobreau

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Sunset Country Realty Inc., Brokerage
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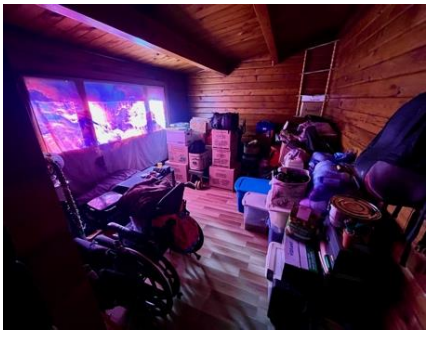

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65 Waldhof Road



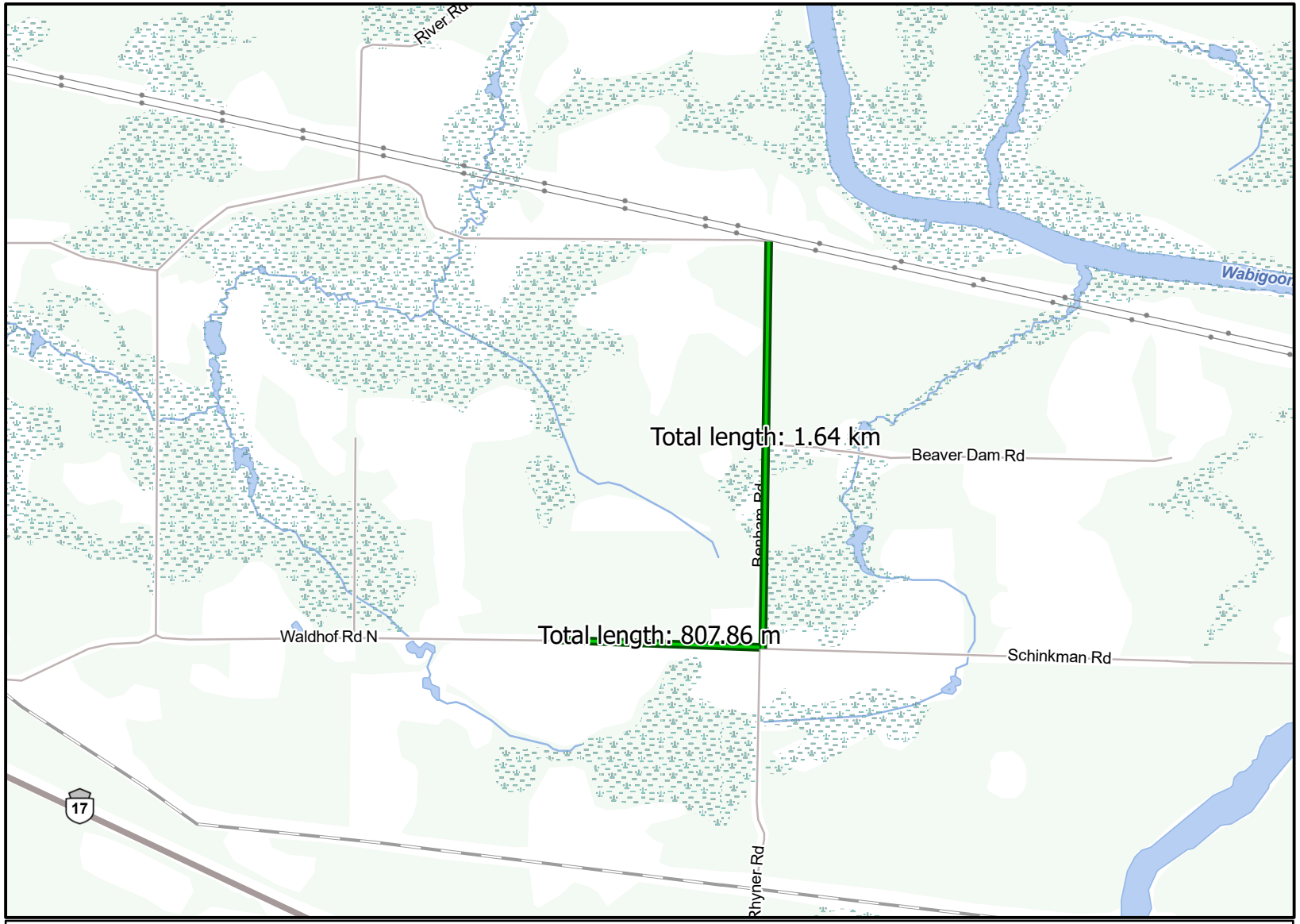
Not to Scale

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37/65 North Waldhof Road

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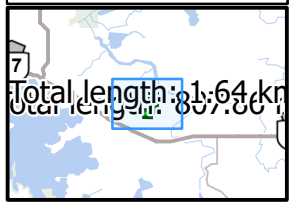
Legend

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- Upper Tier \ District Municipal Boundary
- Lower Tier \ Single Tier Municipal Boundary
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0 0.6 1.2 1.8 2.4 km

Projection: Web Mercator

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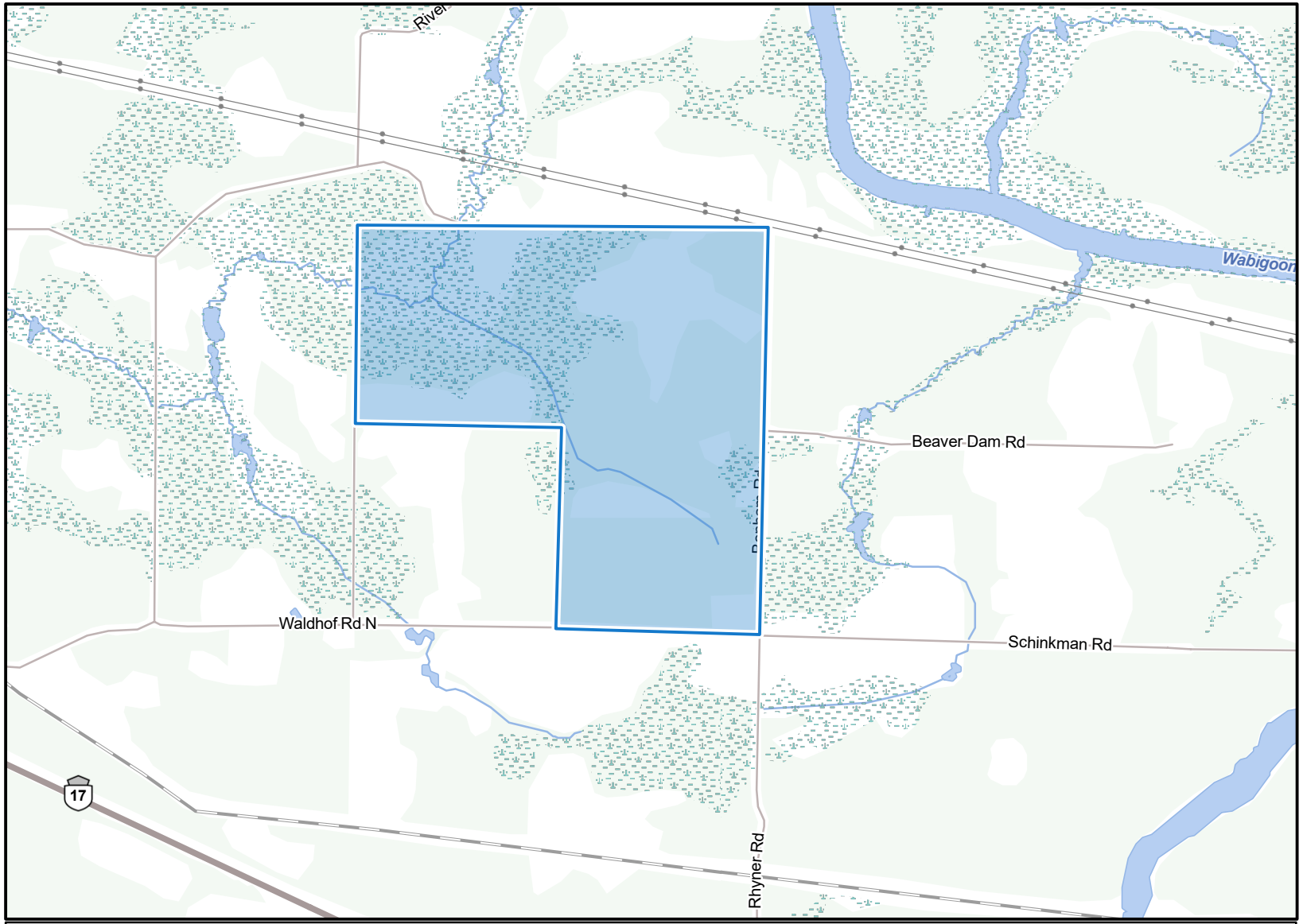
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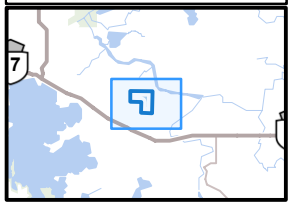
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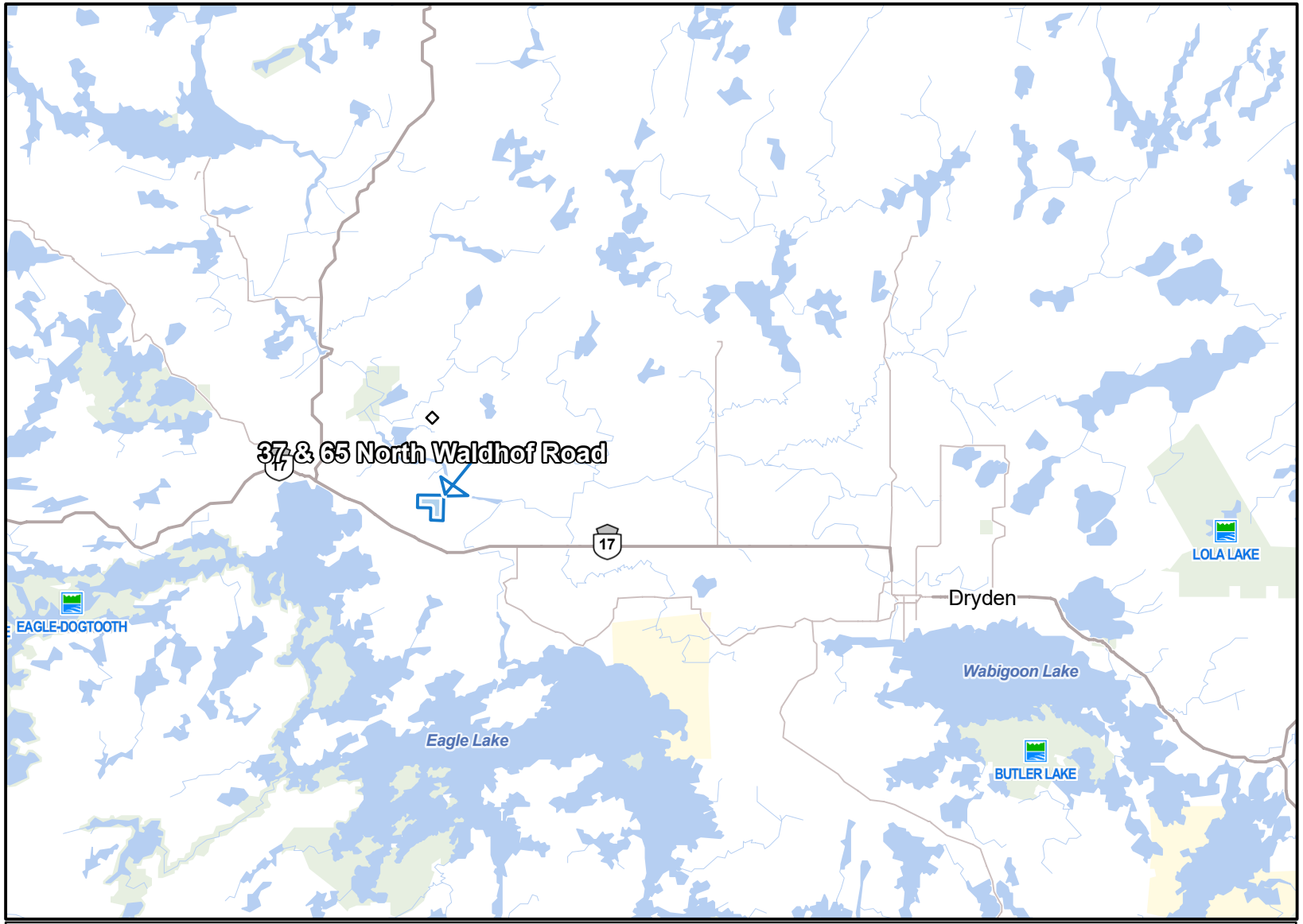
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