

2867 Stagecoach Rd

Osgoode, ON



Presented by:





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Located just outside Osgoode, this nearly 50-acre estate offers a rare blend of privacy, natural beauty, and opportunity. With a mix of open land and wooded areas, the property is ideally suited for an equestrian lifestyle, hobby farming, or a peaceful rural retreat, all within minutes of local amenities.

The updated two-storey home features bright, open living spaces, four spacious bedrooms, and a fully finished walkout basement with a self-contained in-law suite—perfect for multi-generational living or added income potential. Outdoor highlights include landscaped grounds, a large patio, and a three-season sunroom.

Equestrian facilities include a well-equipped 14-stall barn, multiple paddocks, and a professionally designed racetrack, along with several outbuildings to support a variety of uses. This versatile property offers both functionality and income potential in a serene country setting.





The Grounds

The grounds are a standout feature of the property, offering a beautiful balance of open, usable land and mature wooded areas that provide both privacy and scenic appeal. Thoughtfully maintained and well laid out, the acreage supports a variety of uses—from equestrian activities to hobby farming or recreational enjoyment. Expansive green spaces, multiple paddocks, and peaceful natural surroundings create a setting that is as functional as it is picturesque, delivering the perfect backdrop for country living.

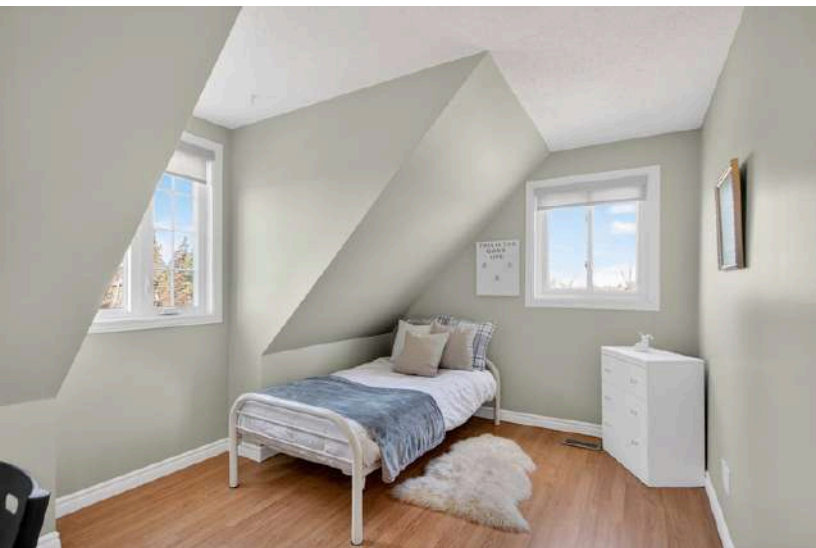


The Heart of the Property

The residence on this exceptional property has been thoughtfully updated to offer both comfort and versatility, featuring an abundance of large windows that fill the home with natural light and showcase the surrounding landscape. The bright, open-concept main floor offers spacious principal rooms ideal for everyday living and entertaining, highlighted by a cozy fireplace that adds warmth and charm. A versatile main floor flex space provides the option for a home office, den, or additional bedroom to suit a variety of lifestyles. The second level features three generously sized bedrooms and a well-appointed full bathroom, while the fully finished walkout basement adds exceptional flexibility with a self-contained in-law suite complete with its own kitchen, living area, bedroom, laundry, and full bath—ideal for multi-generational living, guest accommodations, or potential income. With three well-designed washrooms throughout and a seamless blend of modern updates and functional living spaces, this home is both inviting and highly adaptable.









Home Upgrades

2017

- Exterior siding, gutters & fascia
- Sunroom addition



2014

- Kitchen cabinetry & Avonite solid surface countertops
- Bathroom cabinets & countertops



2008

- House roof

2007

- Vinyl windows



It's All in the Details

Year Built: 1987

Lot Size: 48.936 Acres

Parking: 2 Car Garage

Foundation: Poured concrete

Roof: Shingles (approx. 2008)

Windows: Vinyl (approx. 2007)

Exterior: Vinyl siding

Heating: Electric | Forced Air

Optional Heating: Wood-fired boiler system (operated 2002-2018)

A/C: Central Air Conditioning (approx. 2004)

Water Source: Drilled well

Last Water Test: March 31, 2026.

Septic Pumped: March, 2024.

Fireplace(s)/Fuel: 1 | Wood

Basement: Full | Finished with Walk-Out

Utilities:

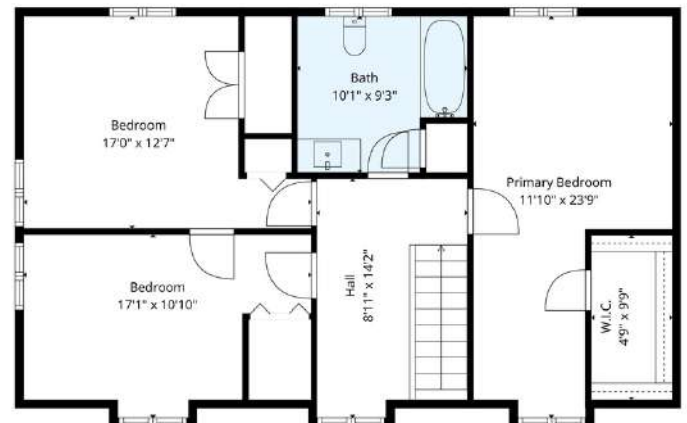
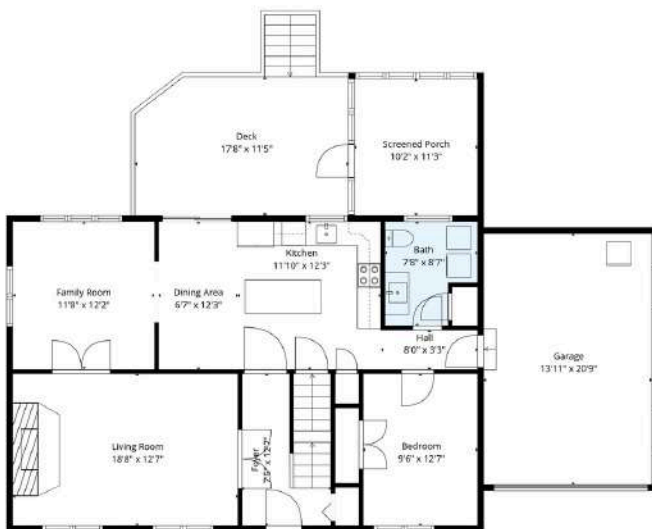
- Heat & Hydro approx.: \$500/month (combined)

Taxes/Year: \$2,962.46/2026



House Inclusions: 2 fridges, 2 stoves, dishwasher, hood fan, garage door opener and remote, washer (as is), dryer, all window blinds, hot water tank, water softener, water pressure tank.

Barn Inclusions: Kitchen table, couch, air exchanger system, heat exchangers, hot water tank.



The Main Barn

The equestrian facilities are anchored by a well-maintained 35' x 110' barn designed for both function and efficiency. It offers 14 stalls (6 standing and 8 removable), all finished with durable puck board walls over 2" maple, along with a dedicated horse wash stall. The barn is well-equipped for year-round use with an air exchanger servicing every second stall, heat exchanger radiators in the main hallway and kitchen area, a hot water tank, and a wood-fired boiler system that previously serviced both the barn and house. Rubber matting lines the hallways for added comfort and safety.



Additional Facilities & Infrastructures

Supporting structures and amenities extend the versatility of the property, including three paddocks, a professionally designed racetrack (three turns to a mile), a hay and shaving shed, two horse shelters, and an additional multifunctional storage shed. Together, these features create a fully equipped equestrian setup suitable for boarding, training, or private use, with excellent functionality and long-term operational potential.



Rental & Income Potential

This property offers a variety of potential income-generating opportunities through both the main residence and extensive equestrian facilities. With a self-contained in-law suite and a fully equipped barn setup, the estate is well-suited for rental use, boarding operations, or multi-generational living.

Rental Income Possibility:

14-stall barn suitable for boarding or leasing stalls.

- Average full-service box rental: approx. \$1000/month
- Monthly income potential: approx. \$14,000/month
- Gross income potential: approx. \$168,000/annually



Further Possibilities:

- Self-contained in-law suite in lower level of main home (private kitchen, bedroom, bathroom, laundry and living area)
- Suitable for short-term rental, long-term rental, or multi-generational living
- Existing paddocks and racetrack support training or boarding operations
- Potential to generate income through equestrian use (boarding, training, leasing)
- Flexible rural layout allows for agricultural or hobby farm rental opportunities
- Opportunity to offset ownership costs through multiple income streams

About Osgoode, ON.

Located just minutes from the village of Osgoode and approximately 30 minutes south of downtown Ottawa, this property offers an ideal balance of peaceful rural living and convenient access to city amenities. Known for its strong sense of community and scenic surroundings, the area is well-suited for families, outdoor enthusiasts, and those seeking a quieter lifestyle.

Surrounded by farmland and natural landscapes, Osgoode is appealing to those interested in agriculture or equestrian living, while still providing access to local shops, schools, and everyday essentials.

PARKS & REC

Fun is easy to find at the parks near this home. There are lots of opportunities for sports, relaxation, and play in nearby parks and recreation facilities.



Osgoode Village Park / Stuart Holmes Arena

5660 Osgoode Main St



Peace Park

5555 Osgoode Main St



Bramble Lane Park - Ridgewood Tot Lot

3366 Bramble Lane



Emerald Links Golf & Country Club

6357 Emerald Links Dr



SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 20km.

Winchester District Memorial Hospital

566 Louise St

Fire Station

3110 Nixon Dr

Police Station

236 County Rd 44

School Report

PUBLIC SCHOOLS

Osgoode PS

Designated Catchment School
Grades PK to 6
5590 Osgoode Main St

Castor Valley ES

Designated Catchment School
Grades PK to 8
2630 Greys Creek Rd

ÉP Rivière-Rideau

Designated Catchment School
Grades PK to 12
51 Academic Cres

Osgoode Township HS

Designated Catchment School
Grades 9 to 12
2800 8th Line Rd

Metcalf PS

Designated Catchment School
Grades PK to 8
2701 8th Line Rd

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

Clifford Bowey PS

Designated Catchment School
Grades PK to 12
1300 Kitchener Ave

Riverview Alternative School

Designated Catchment School
Grades PK to 8
260 Knox Crescent

CATHOLIC SCHOOLS

St. Catherine School

Designated Catchment School
Grades PK to 6
2717 8th Line Rd

St. Mark HS

Designated Catchment School
Grades 7 to 12
1040 Dozois Rd

St. Leonard School

Designated Catchment School
Grades PK to 6
5344 Long Island Rd

ÉÉC Sainte-Thérèse-d'Avila

Designated Catchment School
Grades PK to 8
9575 Marionville Rd

PRIVATE SCHOOLS

The private schools nearest you are:

Community Christian School

Grades K to 8
2681 Glen St



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