



Sportsman's Paradise, Erin

Location: Erin

Acreage: 95 Acres

Price: \$799,000.00

Presented by

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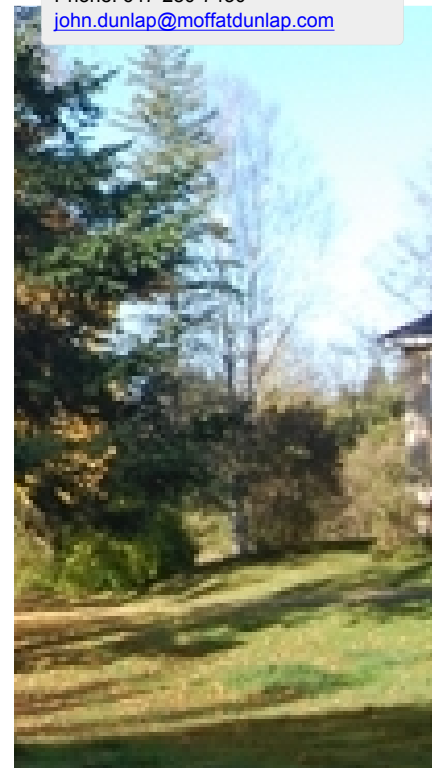
A sportsman's and wildlife enthusiast's dream can be found on this acreage property near Erin. The original stone house sits on just over 95 acres of wooded grounds with 2 large ponds which have been overseen by Ducks Unlimited. The residence dates to the 1800s with the main stone addition completed in the 1920s.

THE LANDS

The 2 main ponds were designed by Ducks Unlimited to attract waterfowl and wildlife. Wood ducks, teal, mallards, black ducks and geese can all be found on the property in addition to turkey, deer and fox. The main ponds are divided by a long dyke that leads into a network of trails which wind their way throughout the property.

The property has an impressive array of tree species including black walnut, spruce, birch, cedar, maple and a mix of pines. The property is rolling in nature and very private.

THE HOME





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The original pioneers build a modest stone residence in the 1800s which was dramatically expanded with a stone addition in the 1920s. The attached 2-car garage was added more recently. The floor plan includes a family room, dining room, country kitchen with fireplace, bathroom plus 2 bedrooms upstairs. The stonework has been well maintained and the basement has been underpinned. To the east of the residence are the remains of an original barn. The barn's foundation rocks could easily be re-used for landscaping, stone walls or an addition.

LOCATION

The property is close to the village of Erin and is approximately 1 hour and 10 minutes from Yonge and St. Clair. The property fronts onto a quiet country road. It is almost impossible to find a good duck hunting tract so close to the City. The property would also be ideal for the outdoor enthusiast who has an interest in wildlife. A great retreat!

