



## Admired Stone Home, Erin

**Location: Erin**

**Acreage: 99 Acres**

**Price: \$1,400,000.00**

This is a well-known landmark in the Hills of Erin. This 1865 stone home is perfectly sited on 99 acres of rolling fields, woods and stream lands. The owners of this 4 bedroom, 2.5 bath home have kept the historic elements of the home intact. 2-car garage. Restored bank barn. 12 kms to Georgetown. Tremendous value!

### THE HOME

Located 5 minutes south of Erin and 12kms north of Georgetown, this lovely 4 bedroom stone home is much admired. In fact, well known artist Ken Phillips completed an etching of the home including the original livery which is still in place. Much of the home's historic elements have been retained including extra deep baseboard and trim details. An unusual element of the home is its complete stone exterior. The original livery on the south side the home has been converted to a large cathedral ceiling living room with stone fireplace. The south facing over-sized window offers lovely views over the surrounding lands.

The main floor includes a large kitchen/living area, family room, dining room, office and front parlour. At one point in the home's history, the kitchen and living area was used as a cooking school! The large dining room has many historic details and is large enough to seat 10+ guests. The south facing living room with cathedral ceiling is a favorite room of the home.

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The second floor contains 4 bedrooms and 2 full baths. All bedrooms have views over the property.

The unfinished basement is in good repair and contains storage space and utility area.

## THE OUTBUILDINGS

Alongside the home is a drive through 2-car tandem garage with man door.

To the west of the home is the restored century bank barn. This large structure has enough height for horses or could be re-purposed for many other hobby uses.

## THE LANDS

A branch of the Credit River flows through the property and the lands include woodlands, field crops, stream and rolling lawn immediately around the house. The farm enjoys various tax incentive program benefits which help keep taxes to \$2866.77 (2014) per year. In total, the acreage for the property is approximately 99 acres. Come walk the land!