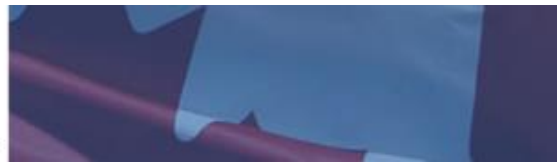




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 Broker
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 ROYAL LEPAGE EXCHANGE REALTY CO. Brokerage



618 BRUCE ROAD 23, Kincardine, Ontario N0G 2T0

Client Full
Active / Residential

618 BRUCE ROAD 23 Kincardine

Listing ID: 40625907
 Price: **\$2,499,900**



Bruce County/Kincardine/Kincardine

2 Storey/House

	Beds	Baths	Kitch
Basement	1	1	1
Main	1	2	1
Second	4	3	

Beds (AG+BG): **6 (5 + 1)**
 Baths (F+H): **6 (5 + 1)**
 SF Fin Total: **6,241**
 AG Fin SF Range: **4001 to 5000**
 AG Fin SF: **4,973/Other**
 BG Fin SF: **1,268/Other**
 DOM: **61**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$10,516.00/2023**

Remarks/Directions

Public Rmks: **Luxury, Country lifestyle & Lakeside living unite into one incredibly rare offering. This stunning 20ac Estate, set on the outskirts of Kincardine, walking distance to Lake Huron & KIPP trail system. As you venture up the laneway you immediately appreciate the space this property offers. Whether its the 10 acres of orchard (500 apple, peach & pear), the existing barn, ideal for hobbieist along with acres of suitable pasture, grapes, rare hops, & open space for gardens, this property allows for a self-sustaining lifestyle & an opportunity to run a business. As you approach the home which stands like a castle, offering 6 bedrooms, 6 bathrooms & over 6000sf of finished, luxurious, living space on 3 levels. The exterior of the home has been masterfully designed with the stone & stucco blend. Watch the sunsets from the expansive front porch, or enjoy the sunrise from the large back deck. One of the highlights of the property is the custom HEATED IN-GROUND SWIMMING POOL & the backyard dream that you have to come see to appreciate. The oversized, 3-car garage leads you into the walk-out lower level which has its own kitchen & laundry & could be a future in-law or rental suite. As you walk up to the main level you appreciate the floor-plan including the spacious front foyer, main floor primary bedroom, welcoming living room with gas fireplace & built-in coffee/bar which flows to the expansive designer eat-in kitchen. The gleaming quartz waterfall countertops match the large island, pot filler & masterfully designed cabinetry along with high end appliances makes this kitchen a dream. The main floor includes a second formal dining room, a large office/study with glass doors & more. Head up the engineered stairs to the second level where you will find the 4 large bedrooms, including a shared ensuite, and the main primary bedroom with the walk-in closet & ensuite of your dreams. It's impossible to include all the highlights of this home, you just need to come see it for yourself.**

Directions: **Bruce Road 23 between Kinhuon and Parkwood Rds.**
 Cross St: **Kinhuon Rd**

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Pool House				
Barn				

Exterior

Exterior Feat: **Balcony, Canopy, Deck(s), Landscaped, Lighting, Patio(s), Porch, Privacy, Recreational Area, Storage Buildings, Year Round Living**

Construct. Material: **Stone, Stucco (Plaster)**

Shingles Replaced: **2017**

Year/Desc/Source: **2017//Other**

Property Access: **Year Round Road**

Other Structures: **Barn, Fence - Partial, Shed, Storage, Other**

Pool Features: **Inground**

Garage & Parking: **Attached Garage, Detached Garage//Private Drive Triple+ Wide, Visitor Parking//Concrete Driveway, Gravel Driveway**

Parking Spaces: **11**

Services: **Cell Service, Fibre Optics, Garbage/Sanitary Collection, Recycling Pickup**

Water Source: **Drilled Well**

Lot Size Area/Units: **20.237/Acres**

Lot Front (Ft): **702.57**

Location: **Rural**

Area Influences: **Ample Parking, Beach, Golf, Hobby Farm, Hospital, Lake/Pond, Open Spaces, Park, Rec./Community Centre, School Bus Route, Schools, Shopping Nearby, Tiled/Drainage, Trails**

View: **Lake, Orchard, Pasture, Pool, Trees/Woods**

Topography: **Dry, Flat, Hillside, Open space, Terraced, Tiled/Drainage, Wooded/Treed**

Foundation: **ICF, Poured Concrete**

Roof: **Asphalt Shingle**

Prop Attached: **Detached**

Apx Age: **6-15 Years**

Rd Acc Fee:

Winterized: **Fully Winterized**

Garage Spaces: **3.0**

Sewer: **Septic**

Acres Rent:

Lot Shape: **Irregular**

Land Lse Fee:

Retire Com:

Fronting On: **East**

Restrictions:

Exposure: **West****Interior**

Interior Feat: **Accessory Apartment, Air Exchanger, Auto Garage Door Remote(s), Bar Fridge, Bed & Breakfast, Built-In Appliances, Central Vacuum, Generator-Partial, In-Law Suite, On Demand Water Heater, Propane Tank, Separate Heating Controls, Sump Pump, Water Heater, Water Heater Owned, Water Softener, Water Treatment**

Security Feat: **Carbon Monoxide Detector(s), Smoke Detector(s)**

Basement: **Full Basement** Basement Fin: **Fully Finished**

Basement Feat: **Separate Entrance, Walk-Out, Walk-Up**

Laundry Feat: **Main Level, Multiple Locations, Upper Level**

Cooling: **Central Air**

Heating: **Fireplace-Propane, Forced Air-Propane, Heat Pump, In-Floor, Propane, Radiant**

Fireplace: **1/Living Room, Propane** FP Stove Op:

Under Contract: **Propane Tank** Contract Cost/Mo:

Lease to Own: **None**

Inclusions: **Built-in Microwave, Carbon Monoxide Detector, Central Vac, Dishwasher, Dryer, Garage Door Opener, Gas Oven/Range, Hot Water Tank Owned, Microwave, Pool Equipment, Range Hood, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings, Wine Cooler**

Electric Age: **2018** Plumbing Age: **2018** Furnished:

Furnace Age: **2018** Tank Age: Furnished: **UFFI:**

Property Information

Common Elem Fee: **No** Local Improvements Fee:

Legal Desc: **PT LT 45 CON A KINCARDINE AS IN R188000 MUNICIPALITY OF KINCARDINE**

Zoning: **A1-a** Survey: **Unknown/**

Assess Val/Year: **\$727,000/2022** Hold Over Days: **30**

PIN: **332930036** PIN 2:

ROLL: **410821000500601** Occupant Type: **Owner**

Possession/Date: **60 - 89 Days/** Deposit: **50000**

Brokerage Information

List Date: **07/26/2024**

List Brokerage: **[ROYAL LEPAGE EXCHANGE REALTY CO. Brokerage \(KIN\)](#)**

Source Board: REALTORS® Association of Grey Bruce Owen Sound

Prepared By: Cory Hamilton, Broker

Date Prepared: 09/25/2024

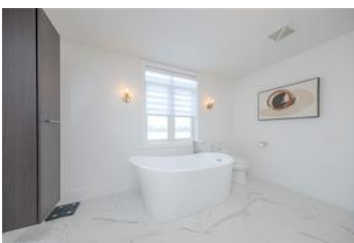
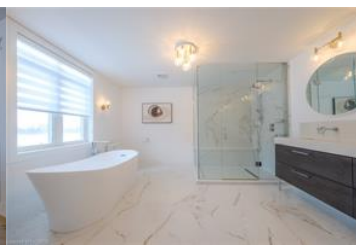
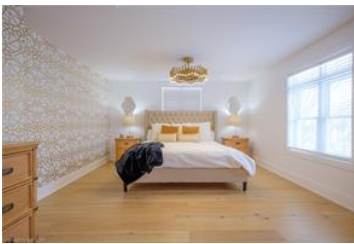
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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Living Room	Main	13' 8" X 13' 8"	4.17 X 4.17	Fireplace
Dining Room	Main	13' 8" X 14' 3"	4.17 X 4.34	
Kitchen	Main	13' 10" X 23' 9"	4.22 X 7.24	
Dinette	Main	16' 4" X 13' 11"	4.98 X 4.24	
Family Room	Main	13' 6" X 14' 4"	4.11 X 4.37	
Bathroom	Main	5' 11" X 8' 2"	1.80 X 2.49	2-Piece
Laundry	Main	3' 3" X 3' 5"	0.99 X 1.04	
Office	Main	13' 4" X 14' 3"	4.06 X 4.34	
Bedroom	Main	13' 11" X 16' 2"	4.24 X 4.93	Walk-in Closet
<u>Desc:</u> Walk in closet 8'5" x 13'11"				
Primary Ensuite Bathroom	Main	10' 6" X 13' 4"	3.20 X 4.06	4-Piece, Laundry
Media Room	Second	13' 11" X 36' 2"	4.24 X 11.02	
Bedroom	Second	12' 4" X 14' 3"	3.76 X 4.34	Ensuite Privilege
Bathroom	Second	6' 9" X 9' 11"	2.06 X 3.02	3-Piece, Ensuite Privilege
Bedroom	Second	12' 4" X 14' 3"	3.76 X 4.34	Ensuite Privilege
Laundry	Second	5' 11" X 9' 1"	1.80 X 2.77	
Bedroom	Second	11' 6" X 17' 5"	3.51 X 5.31	
Bathroom	Second	6' 11" X 10' 10"	2.11 X 3.30	4-Piece, Ensuite
Bedroom Primary	Second	13' 11" X 22' 3"	4.24 X 6.78	Walk-in Closet
<u>Desc:</u> Walk in closet 13'4" x 13'10"				
Primary Ensuite Bathroom	Second	12' 4" X 13' 4"	3.76 X 4.06	5+ Piece
Mud Room	Basement	16' 11" X 12' 11"	5.16 X 3.94	
Kitchen	Basement	11' 9" X 17' 0"	3.58 X 5.18	
Bedroom	Basement	10' 1" X 14' 0"	3.07 X 4.27	
Bathroom	Basement	9' 5" X 6' 9"	2.87 X 2.06	4-Piece
Recreation Room	Basement	29' 0" X 12' 3"	8.84 X 3.73	

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