

618 BRUCE RD 23 Road, Kincardine, Ontario N0G 2T0

Listing

Client Full
Active / Residential

[618 BRUCE RD 23 Rd Kincardine](#)

Listing ID: 40524614
 Price: **\$2,595,000**



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: **96**
 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 Kin Huron and Parkwood Rds.**
 Cross St: **Kinhuron 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**
 Restrictions:

Foundation: **ICF, Poured Concrete**
 Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **6-15 Years**
 Rd Acc Fee:
 Winterized: **Fully Winterized**
 Driveway Spaces: **8.0**
 Garage Spaces: **3.0**
 Water Tmnt: **Iron/Mineral Filter, UV System, Water Softener**
 Sewer: **Septic**
 Acres Range: **10-24.99**
 Acres Rent:
 Lot Depth (Ft): **0.00**
 Lot Shape: **Irregular**
 Lot Irregularities:
 Land Lse Fee:
 Retire Com:
 Fronting On: **East**
 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 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**
 Under Contract: **Propane Tank**
 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**
 Add Inclusions: **Appliance models; Double wall over- Monogram, Cook top- Monogram, Microwave- Monogram, Dishwasher- Bosch, Fridge/Freezer- Dacor, Washer/Dryer- GE**
 Electric Age: **2018**
 Furnace Age: **2018**
 Plumbing Age: **2018**
 Tank Age:
 Furnished:
 UFFI:

Property Information

Common Elem Fee: **No**
 Legal Desc: **PT LT 45 CON A KINCARDINE AS IN R188000 MUNICIPALITY OF KINCARDINE**
 Zoning: **A1-a**
 Assess Val/Year: **\$727,000/2022**
 PIN: **332930036**
 ROLL: **410821000500601**
 Possession/Date: **60 - 89 Days/**
 Local Improvements Fee:
 Survey: **Unknown/**
 Hold Over Days: **30**
 Occupant Type: **Owner**
 Deposit: **50000**

Brokerage Information

List Date: **01/17/2024**
 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: 04/22/2024

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