

411 WILSON ROAD

STIRLING, ONTARIO





WELCOME TO 411 WILSON ROAD—A FORMER EQUESTRIAN FARM ON 32 ACRES OF ROLLING HILLS!

Located only minutes from Belleville and a short drive to Toronto or Kingston, this retreat at 411 Wilson Road, Stirling is perfect for family looking to get away from the big city.

PROPERTY FEATURES

The 4-bedroom, 3-bathroom bungalow offers 2,532 square feet of living space and one-level living. The windows and three walk-outs showcase the idyllic country setting in every direction. The fully finished lower level also has its own walk-out entrance.

In addition, this property has a completely separate, 1,239 sq ft garage/workshop with potential to become an accessory dwelling unit (ADU) with 200 amp electrical service; and a massive 40' x 48' barn/workshop formerly accommodating horses with

box stalls, paddocks, running water and a separate well. The province, region and local municipalities all encourage ADUs. Livestock is permitted and a chicken coup is in place. The design and layout for an additional 2 Bdrm/2 Bath living space is already completed and ready for permits and finishing.

The kids will enjoy the tree-house strategically positioned at gateway to 30+ acres of farm land and fields. Includes hot-tub “as is”, all existing light fixtures and blinds.

Visit [CountyLiving.ca](https://www.CountyLiving.ca) for more information and to view the video tour of this home.

All information contained herein has been supplied by the Seller to the best of his/her knowledge and while deemed accurate is not guaranteed by County Living and RE/MAX Quinte. All measurements are approximate.



3+1 Bedrooms



2 + 1 Bathrooms



1,316 SQ FT, 3-BEDROOM UPPER LEVEL



1,216 SQ FT LOWER LEVEL WITH WALKOUT



1,239 SQ FT GARAGE/ADU + 1,991 SQ FT BARN



2,532 Sq Ft of Living Space
+ 1,239 Sq Ft Garage/ADU



31.75 Acre Lot

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Property Size:	1,382,935.11 ft ² (31.75 ac)	Assessment:	\$290,000.00 (2023)
District:	CENTRE HASTINGS	Taxes:	\$3,020.02 (2023)
Exposure:	North side of Wilson Road	Zoning:	Agriculture (A)
Living Space	1,316 ft ² Upper Level	Legal Description:	PT LT 5, CON 2, HUNTINGTON
Square Footage:	1,216 ft ² Lower Level		PT 3 21R12399, EXCEPT PT 1-3,
	1,239 ft ² Detached Garage/ADU		21R21680; CENTRE HASTINGS;
			COUNTY OF HASTINGS
Style:	Bungalow with finished lower level with walk-out	Electrical:	200 Amp service in home 200 Amp service in ADU
Construction:	Block Foundation	Sewer:	Septic
Roof(s):	Metal (All replaced 3 years ago)	Water:	Drilled Well (serving home) Dug Well (serving barn)
Topography:	Level	Water Heater:	Whirlpool (owned)
Age:	1976 (48 years)	Heat:	Forced Air
# of Fireplaces:	1 without propane (requires new insert)	Furnace:	Revolv (Electric Furnace) - 2013
# of Bedrooms:	4 (3 + 1)	# of Baths:	3
Lower Level:	Finished (bedroom, bath, rec room, laundry, storage & utility room) with separate walk out	Parking/ Front Yard:	Parking for 10 Vehicles+
Outdoor/Back Yard/ Decks:	Raised deck; 2 walk-outs from Main Floor (sliding doors from Breakfast Room and from Kitchen to raised deck); Walk-out from Lower Level at grade to large, partially covered deck; Large gazebo overlooking farm acreage		

ACCESSORY BUILDINGS

Garage/Workshop/ Potential ADU:	<ul style="list-style-type: none">1,239 sq ft (46' x 24'8") garage/workshop built in 1976Detached garage/workshop with potential to convert to an Accessory Dwelling Unit (ADU)	<ul style="list-style-type: none">Can potentially accommodate 2 bedrooms, 2 bath and open concept living/dining/kitchen plus a separate den—needs plumbing and ADU/Building permits
Barn:	<ul style="list-style-type: none">1,991 sq ft (48'2" x 39'7") barn built in 1991Separate enclosed tool room/workshop	<ul style="list-style-type: none">Running water from dug wellLights/electrical from subpanel from garage/workshop
Other:	<ul style="list-style-type: none">Shed, chicken coup and treehouse	

Deposit:	\$45,000	Possession:	Flexible
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LIVING

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