## 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 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.







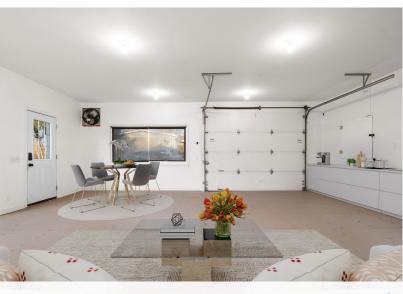


1,316 SQ FT, 3-BEDROOM UPPER LEVEL





1,216 SQ FT LOWER LEVEL WITH WALKOUT





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





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1,382,935.11 ft<sup>2</sup> (31.75 ac) **Property Size:** Assessment: \$290,000.00 (2023)

District: **CENTRE HASTINGS** Taxes: \$3,020.02 (2023)

**Exposure:** North side of Wilson Road Zoning: Agriculture (A)

1,316 ft<sup>2</sup> Upper Level Living Space Square Footage: 1,216 ft<sup>2</sup> Lower Level

1,239 ft<sup>2</sup> Detached Garage/ADU

Legal Description: PT LT 5, CON 2, HUNTINGTON PT 3 21R12399, EXCEPT PT 1-3,

21R21680; CENTRE HASTINGS;

**COUNTY OF HASTINGS** 

200 Amp service in ADU

Bungalow with finished lower level with Style: Electrical: 200 Amp service in home

walk-out

Sewer: Septic Construction: **Block Foundation** 

Roof(s): Metal Water: Drilled Well (serving home)

(All replaced 3 years ago) Dug Well (serving barn)

Whirlpool (owned) Topography: Level Water Heater:

1976 (48 years) Heat: Forced Air Age:

Revolv (Electric Furnace) - 2013 # of Fireplaces: 1 without propane (requires new insert) Furnace:

# of Bedrooms: 4(3+1)# of Baths:

Lower Level: Finished (bedroom, bath, rec room, Parking/ Parking for 10 Vehicles+

> laundry, storage & utility room) with Front Yard:

separate walk out

Outdoor/Back Yard/ Raised deck; 2 walk-outs from Main Floor (sliding doors from Breakfast Room and from Kitchen Decks:

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:

1,239 sq ft (46' x 24'8") garage/

workshop built in 1976

Detached garage/workshop with potential to convert to an Accessory

Dwelling Unit (ADU)

Can potentially accommodate 2 bedrooms, 2 bath and open concept living/dining/kitchen plus a separate den-needs plumbing and

ADU/Building permits

Barn: 1,991 sq ft (48'2" x 39'7") barn built

in 1991

Separate enclosed tool room/

workshop

Running water from dug well

Lights/electrical from subpanel from garage/

workshop

Other: Shed, chicken coup and treehouse

Flexible Deposit: \$45,000 Possession:



KIM McKINNEY Sales Representative

(613) 968-0251

kim@countyliving.ca



106 North Front Street, Belleville, ON K8P 3B4 Office: (613) 969-9907 • Fax: (613) 969-4447

13525 Loyalist Parkway, Picton, ON KOK 2TO Office: (613) 476-5900

