



SEAGRAM

REAL ESTATE LIMITED



MADOC COUNTRY RETREAT

5,800 sq ft custom timber frame house set on 334 acres.
Miles of trails, private lake, heritage orchards.

\$1,599,000.00

www.SeagramRealEstate.com

Imagine owning your own retreat with a new 5,800 sq. ft. timber frame home perched on a ridge overlooking your own private 60+ acre lake! This retreat was completed in 2017 and is well built with radiant in-floor heat & efficient radiator heat, large open light-filled spaces offering distant views & steel roof. The home has 5 bedrooms and 4 bathrooms with high quality interior finishes including wide-board floors, granite counters and impressive bathrooms. Miles of trails & private interior roads. 2 large bodies of water including the main 60 acre lake plus countless streams, meadows, heritage orchards and mature woodlands.



The home is positioned down a long gated private drive and the site was selected to take advantage of the views over the water. Many of the materials for the home including flooring, siding, etc. came off the property.

The main floor has a large mudroom, open concept kitchen and dining space which overlooks the large beamed great room. The kitchen is well appointed with new stainless steel appliances, ample storage and a 6 foot x 8 foot single slab granite centre island. Also on this level is a large games room and private bedroom with bathroom. The great room opens onto an expansive deck with long views over the private lake and surrounding rolling hills and woodlands. The upper floor has additional bedrooms all with en suite bathrooms including the large master suite with en suite bathroom.

The property offers a large number of outdoor pursuits and is improved with miles of hiking trails through open meadows, woodlands, and native orchards. Nature abounds on this 334 acre property, wildlife commonly seen include elk, deer, moose, turkeys and lots of ducks. The property would make an ideal retreat centre or vacation property for those that seek peaceful natural surroundings and yet still be within 2.5 hours of Toronto. Majestic maple and hemlock forests are found throughout the property in addition to other hard and softwood varieties.

The property has a large additional outbuilding for storing all the country property toys with its own driveway.

The property provides the opportunity to create a family compound given that additional severance is possible.

Shopping and services are located within the community of Madoc which is about 10 minutes south of the property.

The property lies within Hastings County which was first organized for electoral purposes in 1792. Hastings County lies east of Toronto and is the second largest county in Ontario. The nearest town is Madoc which is located at the junction of Highway 7 and Highway 62 and is home to the Tri-Lakes Medical Centre.



Additional Information

- Recent survey by P. A Miller Surveying, OLS
- Deep drilled well with water conditioning system
- Septic system
- 2 main driveways leading to house and outbuilding
- Backs onto 1000s of acres of Crown Land
- Potential for commercial/residential zoning
- Severance potential



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