

*Ask.
Marius*

WELCOME TO

3212 Gladstone Drive, Mossley



Just Listed



3212 Gladstone Drive, Mossley

MLS# 40051750

Welcome to this farm on Gladstone Drive, just minutes south of the 401 near Harriestsville.

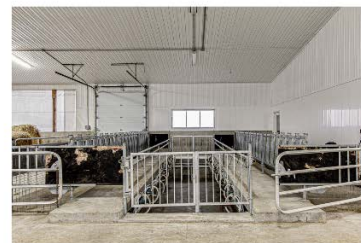
This 40 acres of land is approx. 40 acres tillable with the balance in pasture. Lots of space for a family with lots of updates over the years including windows, roof, plumbing and furnace. There is also a large 2 car detached garage.

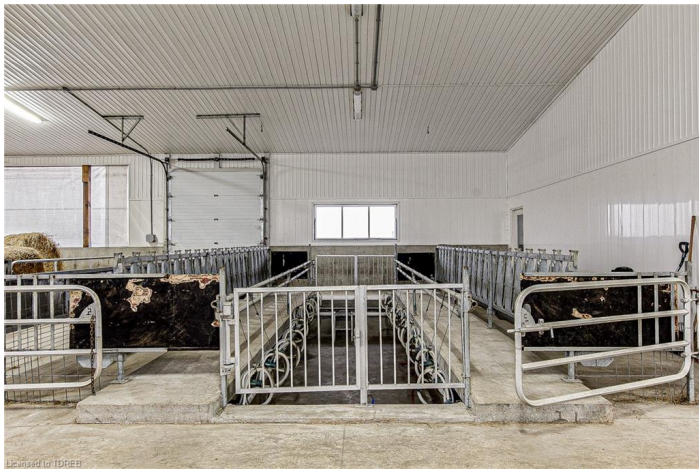
Price: \$1,779,000
Bedrooms: 5
Bathrooms: 2
Type: Detached
Approx. Sq. Ft.: 3,000



OFFERED AT
\$1,779,000

The goat farm has the ability to milk 300 head, with a complete system built in the past 4 years. The barn measures 50' x 180", and the older horse barn measures 46' x 60'. No shipping rights or goats included.





Outside Features

Brick Siding
Patio
Poured Concrete
Foundation
Metal Roof
Shingles Replaced in 2013
On Ground Pool
2 Car Garage
Septic Sewer

Inside Features

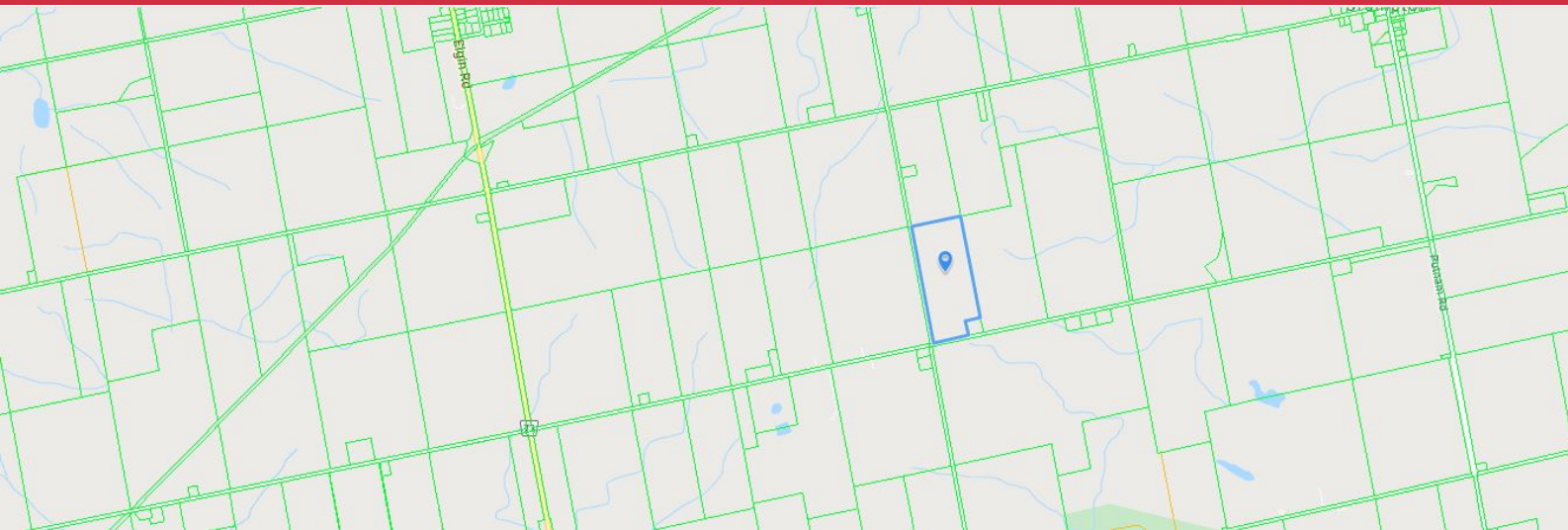
Water Softener Security
System
Full Unfinished Basement
Lower Level Laundry Well
Water
Central Air Heating Forced
Air Gas Heating Natural Gas
Fireplace
Inclusions:
Dishwasher
Owned Hot Water Tank

Under Contract: Security
System



Neighbourhood Features

Cell Service, Electricity, Garbage/Sanitary Collection, Internet, Recycling Pickup, Landscaped,
Country views





YOUR HOME SALE DESERVES SOMETHING DIFFERENT...
SOMETHING BETTER!



Marius Kerkhoff

Real Estate Broker
519.532.3995



Heather Den Boer

Sales Representative
226.993.0110



3212 GLADSTONE Drive, Mossley, Ontario N0L 1V0

Client Full
Active / Farm

3212 GLADSTONE Dr Mossley

MLS® #: 40051750
Price: **\$1,840,000**



Middlesex/Thames Centre/Mossley 2.5 Storey/Agricultural (With House)

	Beds	Baths	Kitch
Main		1	1
Second	5	1	

Trans Type: **Sale**
Beds (AG+BG): **5 (5 + 0)**
Baths (F+H): **2 (2 + 0)**
SF Total: **3,000/Other**
SF Range: **2001 to 3000**
AG Fin SF: **3,000.00/Other**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$2,214.00/2014**
Addl Monthly Fees:

Remarks/Directions

Public Rmks: **Welcome to this farm on Gladstone Drive, just minuets south of the 401 near Harriestsville. This 50 acres of land is approx 40 acres tillable with the balance in pasture. The home has 6 bedrooms, 2 bathrooms, and large kitchen, dining and living room. Lots of space for a family with lost of updates over the years including windows, roof, plumbing and furnace. The goat farm has the ability to milk 300 head, with a complete system built in the past 4 year. No shipping rights or goats included. No Sunday showings please.**

Directions: **Near - HARRIETSVILLE**
Cross St: **LEWIS**

Exterior

Exterior Feat:	Patio(s)			Roof:	Metal
Construct. Material:	Brick	Foundation:	Poured Concrete	Prop Attached:	Detached
Shingles Replaced:	2013			Apx Age:	Unknown
Year/Desc/Source:	//			Rd Acc Fee:	
Property Access:	Municipal Road			Winterized:	
Other Structures:	Barn				
Pool Features:	On Ground				
Parking Features:	Detached Garage, Private Double Driveway				
Parking Spaces:	8	Driveway Spaces:	6	Carport Sp:	
Garage Sp/Desc:	2 Spaces	Sewer:	Septic		
Services:	Cell Service, Electricity, Garbage/Sanitary Collection, Internet Other, Recycling Pickup, Telephone				
Water Source:	Well	Water Tmnt:	Reverse Osmosis, Water Softener		
Well Cap Gall/Min:		Well Testing:		Well Depth Ft:	192
Lot Size Total/Units:	51.62 Acres	Acres Range:	50-99.99	Acres Rent:	
Lot Front (Ft):	713.48	Lot Depth (Ft):	2,337.84	Land Lease Fee:	
Lot Irregularities:	48 ACRES	Lot Shape:	Rectangular		
Area Influences:	Landscaped			Fronting On:	South
Topography:	Flat				
Restrictions:	None				

Interior

Interior Feat:	Water Softener				
Security Feat:	Security System				
Basement:	Full Basement, Unfinished,				
Laundry Feat:	Lower Level				
Water Source:	Well				
Cooling:	Central Air				
Heating:	Forced Air, Gas				
Fireplace:	/Fireplace Insert, Natural Gas			FP Stove Op:	
Under Contract:	Security System				
Inclusions:	Dishwasher, Hot Water Tank Owned				
Furnace Age:	2012	Tank Age:		UFFI:	

Common Elements

Farm Information

Farm Type: **Cash Crop**

Additional Res:

Parcels:

Rmng Trms of Lse:

Market Quota Ind: **No**

Property Information

Common Elem Fee: **No**Legal Desc: **PART LOT 8 CONCESSION 4 SRT AS IN LT370447**Zoning: **AGR**Assess Val/Year: **\$974,000/2020**PIN: **081880062**ROLL: **392600007005700**Possession/Date: **Flexible/**

Local Improvements Fee:

Survey: **/**

Hold Over Days:

Occupant Type: **Owner**Deposit: **25000**

Brokerage Information

List Date: **12/15/2020**List Brokerage: **[RE/MAX a-b REALTY LTD, BROKERAGE](#)** Source Board: **Tillsonburg****Prepared By: LYDIA HAKVOORT, Personal Assistant****Date Prepared: 12/16/2020****POWERED by itsorealestate.com. All rights reserved.*****Information deemed reliable but not guaranteed.* CoreLogic Matrix****MLS® #: 40051750**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Convert)</u>	<u>Room Features</u>
Living Room	Main	23.02 x 21	7.01 m x 6.40 m	Fireplace
Mud Room	Main	17 x 9.04	5.18 m x 2.74 m	
Kitchen	Main	21.05 x 12	6.40 m x 3.66 m	
Dining Room	Main	16 x 12	4.88 m x 3.66 m	
Office	Main	12.4 x 9.1	3.66 m x 2.74 m	
Bathroom	Main			4-Piece
Recreation Room	Main	10 x 14	3.05 m x 4.27 m	
Bedroom	Second	8.7 x 10.9	2.74 m x 3.35 m	
Bedroom	Second	12.1 x 11	3.66 m x 3.35 m	
Bedroom	Second	12.2 x 10.1	3.66 m x 3.05 m	
Bedroom Primary	Second	12.3 x 12.6	3.66 m x 3.96 m	
Bedroom	Second	11.1 x 10	3.35 m x 3.05 m	
Bathroom	Second			4-Piece