



165 Harley Road
Harley

JUST LISTED



2,063 sq. Ft.

3 Bedrooms

3 Bathroom



1.5 Storey Home

37 Acres

Offered at \$1,648,900



MARIUS KERKHOFF
REAL ESTATE BROKER

Ask Marius

REAL ESTATE SERVICES

226.549.7733

office@askmarius.ca



HEATHER DEN BOER
SALES REPRESENTATIVE

DETAILS

- Brick Exterior
- Metal Roof
- Detached Garage with Workshop
- Private Triple wide Driveway
- Partially Finished Basement
- Well Water
- Septic Sewer
- 65' x 35' Barn
- 30' x 24' Pole Barn
- 72' x 24' Driving Shed

Heat - PROPANE (DAVIDS FUELS)

\$100.00/Month - woodstove

Hydro - HYDRO ONE

\$200.00/Month

Property Tax

\$2,600.00/2021



UPGRADES

- Front deck (includes gazebo)- 2019
- Back deck with pergola - 2020
- Hot tub (Caldera spa with warranty) - 2020
- New kitchen/ mudroom, flooring, ceiling, light fixtures, plumbing, quartz countertops- 2019
- All new appliances- 2019
- Upgraded bathroom faucets- 2020
- All barns professionally repainted- 2021
- Fiberglass one piece flag pole- 2020
- New pressure tank- 2020
- Upgraded 200amp service (scheduled for June)
- Inline dog fence (one collar included)- 2019
- All Northstar windows in house
- New Northstar kitchen patio door- 2020
- Solid wood doors throughout house
- Updated master bedroom with ensuite
- Steel roof

NOTES

Woodstove not included, piping will stay. Woodstove has sentimental value (passed down from parents). Option to replace with a similar one

Appliances negotiable

30 acres workable. Leased until Dec 2022. 8-10k annual revenue

MORTGAGE

Asking Price \$ 1,648,900.00

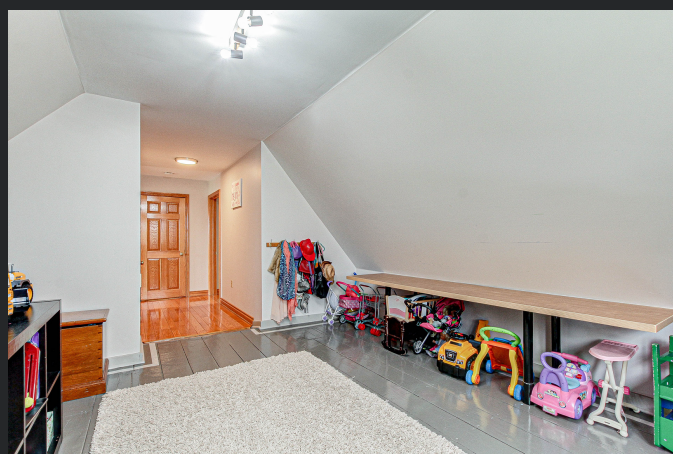
	20%	25%	30%	35%
Down Payment	\$ 329,780.00	\$ 412,225.00	\$ 494,670.00	\$ 577,115.00
Mortgage Insurance	\$ -	\$ -	\$ -	\$ -
Total Mortgage Required	\$ 1,319,120.00	\$ 1,236,675.00	\$ 1,154,230.00	\$ 1,071,785.00
Amortization Period	25 Years	25 Years	25 Years	25 Years
Mortgage Rate	1.84%	1.84%	1.84%	1.84%
Mortgage Type	5-Year Fixed	5-Year Fixed	5-Year Fixed	5-Year Fixed
Total Mortgage Payment				
Per Month	\$ 5,485.00	\$ 5,142.00	\$ 4,799.00	\$ 4,456.00

Land Transfer Tax \$ 29,453.00

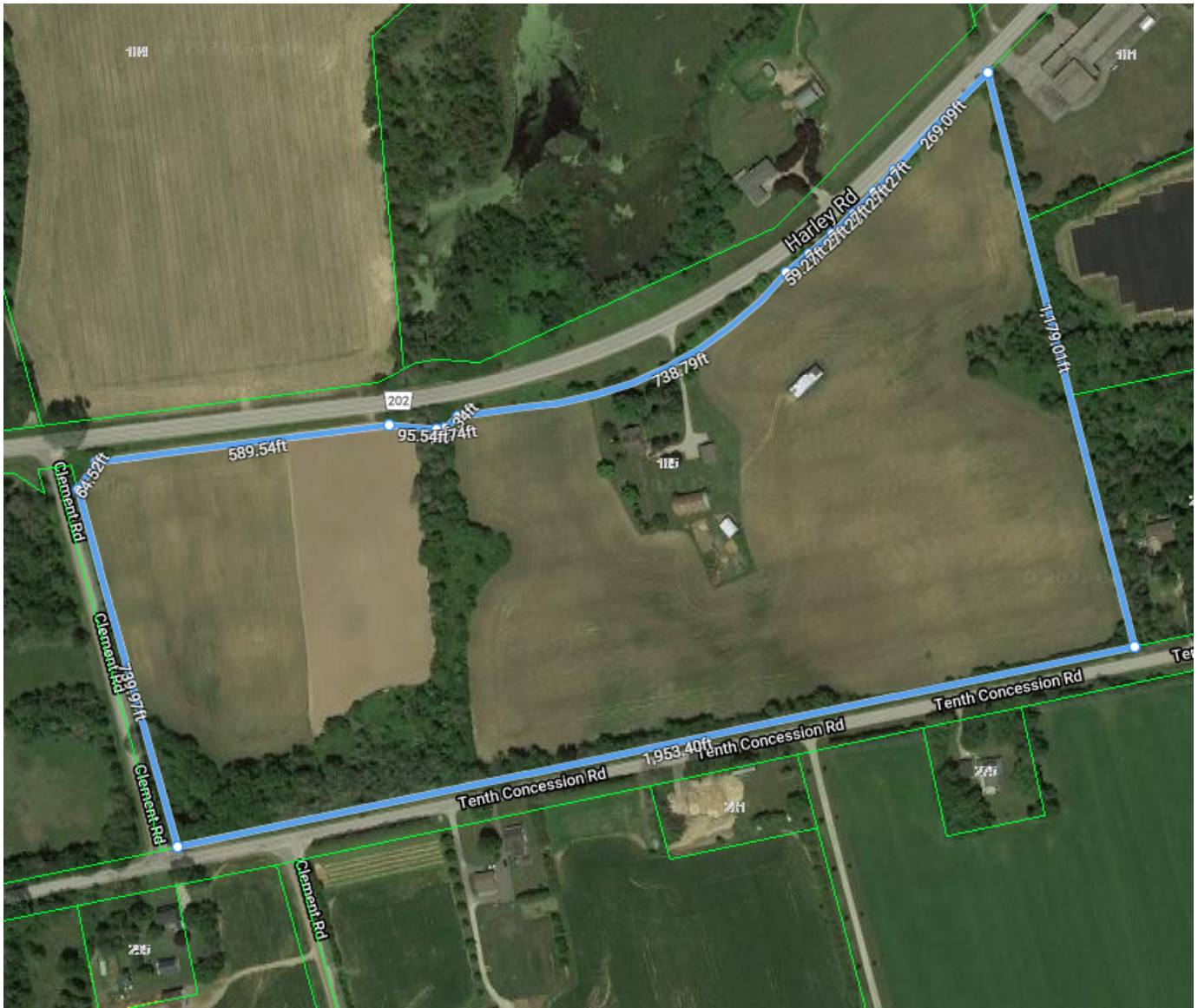
Provincial \$ 29,453.00

Municipal \$ -

Rebate \$ -



PROPERTY LINES



Area: 1,601,420.75 ft² (36.764 acres)

Perimeter: 5,977.69 ft.

Measurements: 589.54 ft. x 64.52 ft. x 739.97 ft. x 1,953.40 ft. x 1,179.01 ft. x 269.09 ft. x 59.27 ft. x 59.27 ft. x 59.27 ft. x 59.27 ft. x 59.27 ft. x 738.79 ft. x 33.34 ft. x 19.74 ft. x 95.54 ft.

WELL & SEPTIC LOCATION



ZONING - AGRICULTURAL



ZONING - AGRICULTURAL

Uses Permitted

No *person* shall within any Agricultural (A) Zone, use any lot or erect, alter or use any *building* or *structure* for any purpose except for one or more of the following uses as identified by a "dot":

Table 6.1: Uses Permitted

List of Uses	Permitted
<i>Agricultural Use</i>	•
<i>Agriculture-Related Use</i> in accordance with Section 6.3	•
<i>Aviary</i>	•
<i>Cannabis Production and Processing</i>	•
<i>Dwelling, Single Detached</i>	•
<i>Farm Labour Housing</i>	•
<i>Farm Production Outlet</i>	•
<i>Forestry Uses</i> excluding any establishments that either process forestry products or sell processed forestry products such as <i>lumber mills</i> ;	•
<i>Farm Greenhouse</i>	•
<i>Livestock Facility</i>	•
<i>On-Farm Diversified Use</i> in accordance with Section 6.4	•
<i>Shipping Container</i> in accordance with Section 4.35	•

ZONING - AGRICULTURAL

12.3.1.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-C1 Zone use any *lot*, or *erect*, *alter*, or use any *building* or *structure* for any purpose except in accordance with the following provisions:

12.3.1.2.1 LOT FRONTAGE

Minimum **21 m (68 ft)**

12.3.1.2.2 LOT DEPTH

Minimum **39 m (127 ft)**

12.3.1.2.3 FRONT YARD DEPTH

Minimum **2.5 m (8ft)**

12.3.1.2.4 EXTERIOR SIDE YARD WIDTH

Minimum **NIL**

12.3.1.2.5 REAR YARD DEPTH

No *person* shall, within any Agricultural (A) Zone, use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

Table 6.2: Zone Requirements

Provision	All Other Uses	Dwelling
Lot Area , Minimum (ha)	40.0	40.0
Lot Frontage , Minimum (metres)	150.0	150.0
Street Setback , Minimum (metres)	25.0	10.0

Interior Side Yard Setback , Minimum (metres)	15.0	4.0
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Provision	All Other Uses	Dwelling
Rear Yard Setback , Minimum (metres)	15.0	10.0
Lot Coverage , Maximum	30%	30%
Landscaped Open Space , Minimum	30%	30%
Building Height , Maximum (metres)	10	10

ZONING - AGRICULTURAL

6.3 Agriculture-Related Use

Agriculture-related uses to principle farming operations may be permitted subject to the following criteria:

1. The *agriculture-related use* shall not be permitted in *natural heritage features* or *wetlands* identified in Schedule 'B' or Schedule 'C' or as per Section 2.3.2.1 of the County of Brant Official Plan except for expansions to existing buildings and structures where it is demonstrated that there is no alternative, the expansion into the feature is minimized and is directed away from the feature to the maximum extent possible and the impact is minimized and mitigated to the maximum extent possible.
 2. A vegetation protection zone is to be maintained as natural self-sustaining vegetation that is no less than 30 metres for wetlands, permanent and intermittent streams, fish habitat, and significant woodlands.
 3. The maximum lot coverage for an agriculture-related use shall not exceed 30% of the total lot area of the subject lands.
 4. The majority of the product processed, preserved, packaged and/or stored shall be from the farm operation on the subject lands, including crops used to produce wines, beers, spirits, or similar products.
 5. If a value-retaining use provides support to surrounding farm operations within a reasonable distance of the subject lands, it shall be considered an agriculture-related use.
 6. An agriculture-related use may be subject to the Province of Ontario's Minimum Distance Separation (MDS) Guidelines for compatibility between livestock facilities and sensitive land-uses.
 7. The agriculture-related use shall be secondary to the principle farm operation of the subject lands.
 8. Prior to an agriculture-related use being established on a property, site plan control shall be applicable to mitigate the impacts of items such as but not limited to traffic, parking, emissions, noise, water and waste water usage, relevant environmental approvals, landscaping, buffering, size and scale in relation to the applicable requirements of By-Law 61-16.
 9. Wineries may be an agriculture-related use subject to the requirements as set out herein.
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ZONING - AGRICULTURAL

On-farm diversified uses accessory to principle farming operations may be permitted subject to the following criteria:

1. An *on-farm diversified use* shall only be permitted accessory to a *farm Operation* on the same *lot*.
2. *On-farm diversified use(s)* shall not exceed a combined total of either one (1) hectare or two percent (2%) of the area of the lands on which the use is proposed, whichever is lesser.
3. The *gross floor area* of all *buildings* or *structures* used for an *on-farm diversified use* shall not exceed twenty percent (20%) of the land area, as stated in clause 2 above.
4. The land area and the area of existing *buildings* or *structures* used for an *on-farm diversified use* may be discounted at the rate of fifty percent (50%). Where an *on-farm diversified use* uses the same footprint as a demolished agricultural building, the land area for the *on-farm diversified use* may be similarly discounted by fifty percent (50%).
5. One hundred percent (100%) of the area needed for *parking areas* and *outdoor storage* for the *on-farm diversified use* shall be included in the area calculation.
6. Where an *on-farm diversified use* uses an existing farm laneway, or *parking area*, the area of the laneway or *parking area* shall not be included in the area calculations.
7. Services required for the use proposed are provided on the same *lot*, to the satisfaction of the County of Brant, and shall not have any negative impacts on neighboring and surrounding land uses.
8. *On-farm diversified uses* that include agri-tourism and farm experience activities shall be directly related to the principle agricultural use.
9. Production lands which are used for the growing of crops and are simultaneously used as part of an activity area, such as a corn maze, shall not be included in the area calculations for the *on-farm diversified use*. However, these activity areas shall not exceed five percent (5%) of the total *lot area* of the subject lands.
10. An *on-farm diversified use* shall be subject to the Minimum Distance Setbacks (MDS) Guidelines, except where an *On-farm diversified use* does not generate a significant amount of visitors and does not include agri-tourism or food services or provide accommodations on site.
11. The *on-farm diversified use* must meet all applicable requirements of the Ontario Building Code, the Ontario Fire Code, municipal Implementation Guidelines, and requires an approved building permit to legally establish the use.
12. The *on-farm diversified use* shall not be permitted in *natural heritage features* or *wetlands* identified in Schedule 'B' or Schedule 'C' or as per Section 2.3.2.1 of the County of Brant Official Plan except for expansions to existing buildings and structures where it is demonstrated that there is no alternative, the expansion into the feature is minimized and is directed away from the feature to the maximum

ZONING - AGRICULTURAL

extent possible and the impact is minimized and mitigated to the maximum extent possible.

13. A vegetation protection zone is to be maintained as natural self-sustaining vegetation that is no less than 30 metres for wetlands, permanent and intermittent streams, fish habitat, and significant woodlands.
14. Prior to an *on-farm diversified use* being established on a property, site plan control shall be applicable to mitigate the impacts of items such as but not limited to traffic, parking, emissions, noise, water and waste water usage, relevant environmental approvals, landscaping, buffering, size and scale in relation to the applicable requirements of By-Law 61-16.
15. Wineries, craft breweries, cideries and distilleries are considered *on-farm diversified uses* and shall be subject to the requirements of Subsection 6.4.
16. An agricultural event is considered an *on-farm diversified use* and shall be subject to all requirements within Subsection 6.4 of the By-Law. Agricultural events that are beyond the scale of an *on-farm diversified use* shall only be permitted on a temporary basis through a temporary zoning by-law amendment.



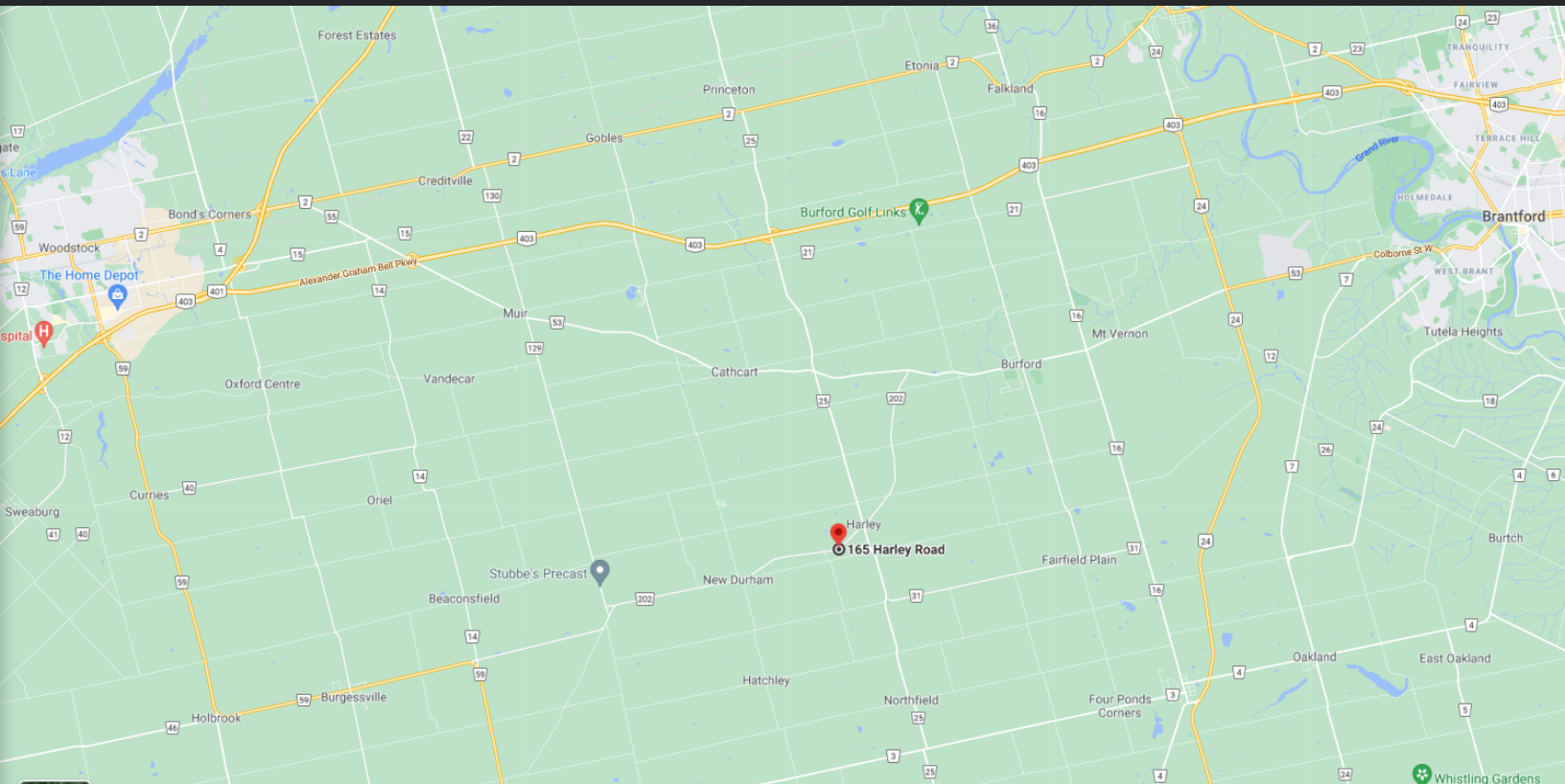
NEARBY AMENITIES

Schools

(Grand Erie District School Board)

Burford District Elementary School

7 Minutes from Highway 401
20 Minutes from Woodstock
20 Minutes from Brantford



165 HARLEY Road, Burford, Ontario N0E 1E0

Client Full
Active / Farm

165 HARLEY Rd Burford

MLS® #: **40100059**
 Price: **\$1,648,900**

Brant County/2115 - SW Rural/2121 - SW Rural
1.5 Storey/Agricultural (With House)



	Beds	Baths	Kitch
Main	1	2	1
Second	2	1	

Trans Type: **Sale**
 Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **3 (2 + 1)**
 SF Total: **2,063/Other**
 SF Range: **2001 to 3000**
 AG Fin SF: **2,063.00/Other**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,600.00/2020**
 Addl Monthly Fees:

Remarks/Directions

Public Rmks: **Just west of Harley, this farm of nearly 37 acres with a 1 1/2 storey 3 bed, 3 bath home is a must see. Sitting on a hill with great views all around including a hip roof barn and other outbuildings. With new a large new deck leading into a large mudroom complete with new oversized closets and flowing into a new and welcoming kitchen with views to the surrounding pasture. The living room leads to a home office or a bedroom, plus a main floor laundry with lots of cabinetry and doubling as a bathroom. The master-bedroom flooring is walnut and blends in nicely with the solid wood his and hers closet doors before heading into the ensuite with jetted tub. The upper level has a quaint family room/games room, 2 other bedrooms and a 3-piece bathroom. There is four outbuildings, with the barn at 65' x 35', pole barn at 30' x 24' and the driving shed is 72' x 24'. There is also a 2-car garage with workshop. Central Location to Brantford and Woodstock. 30 acres workable and leased.**

Directions: **Hwy 53, South on Harley rd**

Exterior

Exterior Feat: **Deck(s), Hot Tub**
 Construct. Material: **Brick**
 Shingles Replaced:
 Year/Desc/Source: **//**
 Other Structures: **Barn, Gazebo, Workshop**
 Pool Features: **None**
 Garage and Parking: **Detached Garage, Private Drive Triple+ Wide, Gravel Driveway**
 Parking Spaces: **12**
 Garage Sp/Desc: **2 Spaces**
 Services: **Electricity, Internet Other, Telephone**
 Water Source: **Drilled Well, Dug Well**
 Well Cap Gall/Min:
 Lot Size Total/Units: **36.73 Acres**
 Lot Front (Ft): **0.00**
 Lot Irregularities:
 Area Influences: **Quiet Area**
 View: **Clear, Meadow**
 Topography: **Rolling**
 High School: **Assumption College School & Paris DHS (Sec)**
 Elementary School: **Burford District ES & Blessed Sacrament**

Foundation: **Unknown**
 Roof: **Metal**
 Prop Attached: **Detached**
 Apx Age: **100+ Years**
 Winterized:
 Driveway Spaces: **10**
 Sewer: **Septic**
 Water Tmnt:
 Well Testing:
 Acres Range: **25-49.99**
 Lot Depth (Ft): **0.00**
 Lot Shape: **Irregular**
 Well Depth Ft: **80**
 Acres Rent: **30.00**
 Land Lease Fee:
 Retire Com:
 Fronting On: **East**

Interior

Interior Feat: **Built-In Appliances, Hot Tub, Water Heater, Workshop**
 Basement: **Partial Basement, Unfinished,**
 Laundry Feat:
 Water Source: **Drilled Well, Dug Well**
 Cooling: **Central Air**
 Heating: **Forced Air, Propane**
 Under Contract: **None**
 Inclusions: **Dishwasher, Hot Tub, Refrigerator, Stove**

Common Elements

Farm Information

Farm Type: **Cash Crop**
 Farm Features: **Barn Hydro, Land Leased**
 Soil Type: **Other**

Additional Res:

Acres Fenced:
 Acres Workable: **30.00**

Acres Rented: **30.00**
 Price Per Acre:

Acres Bush:

Acres Pasture:

Crops Incl:

Contracts In Place: **Other**


Site Plan Approval:

Property Information

Common Elem Fee: **No**
 Legal Desc: **PT LT 14 CON 9 BURFORD AS IN A347842, EXCEPT PARTS 12, 13 & 15, 2R4201; COUNTY OF BRANT**
 Zoning: **Agricultural**
 Assess Val/Year: **\$529,000/2019**
 PIN: **320060029**
 ROLL: **292001101039900**
 Possession/Date: **Flexible/**

Local Improvements Fee:
 Survey: /
 Hold Over Days:
 Occupant Type: **Owner**
 Deposit:

Brokerage Information

List Date: **04/23/2021**
 List Brokerage: [RE/MAX a-b REALTY LTD, BROKERAGE](#) 
 Source Board: **Tillsonburg**

Prepared By: MARIUS KERKHOFF, Broker

Date Prepared: 04/23/2021

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***Information deemed reliable but not guaranteed.* CoreLogic Matrix**

MLS® #: 40100059

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Mud Room	Main	12' 8" X 10' 0"	3.86 X 3.05	
Kitchen	Main	16' 0" X 14' 2"	4.88 X 4.32	Tile Floors
Living Room	Main	17' 8" X 16' 8"	5.38 X 5.08	Hardwood floor
Bedroom Primary	Main	18' 8" X 11' 2"	5.69 X 3.40	California Shutters, Ensuite Privilege, Hardwood floor
Office	Main	15' 0" X 6' 6"	4.57 X 1.98	French doors, Hardwood floor
Laundry	Main	11' 0" X 8' 0"	3.35 X 2.44	Tile Floors, Other
Bathroom	Main			2-Piece
Bathroom	Main	11' 0" X 8' 0"	3.35 X 2.44	4-Piece, Ensuite Privilege, Jetted Bathtub
Family Room	Second	15' 3" X 11' 6"	4.65 X 3.51	Hardwood floor
Bedroom	Second	14' 9" X 9' 6"	4.50 X 2.90	
Bedroom	Second	14' 8" X 11' 6"	4.47 X 3.51	
Bathroom	Second	8' 0" X 7' 0"	2.44 X 2.13	3-Piece

MLS® #: 40100059



