

ENJOY THE MAGIC OF MULMUR

838742 4th Line East,
Mulmur, Ontario



**BASIA
REGAN**  Sales Representative



ROYAL LEPAGE
RCR Realty, Brokerage.
Independently Owned & Operated.

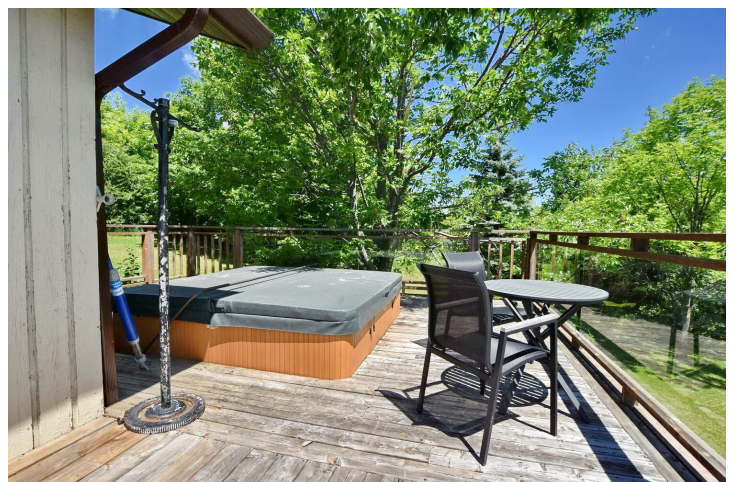


Enjoy the magic of Mulmur at this amazing 28 acre property located on a quiet country road where the views are simply spectacular! This comfortable house is set far back from the road for the utmost privacy.

The interior features 3 bedrooms, an office, 2 full bathrooms, plus a 2-piece powder room. The living room, kitchen, and dining room are open-concept in design, creating an expansive living space for your family. A wood burning stone fireplace adds to this large room's charm. A walk-out from the dining room leads to the sunroom for extended entertaining space. Multiple walk-outs off of the sunroom open to the wrap-around deck with outdoor hot tub. 2 sun-filled bedrooms (one currently used as office) are located on the main level, including the primary suite with 4-piece ensuite and additional walk-out to the deck and hot tub.

Large, above grade windows make the finished lower level light and bright. Here you will discover a rec room with wood burning stove to keep you warm on chilly nights, 2 generous sized bedrooms, 3-piece bath, and multiple walk-outs to the grounds.

2 beautiful ponds are perfect for swimming, boating, and watching deer and other wildlife stop by for a drink. A tennis court awaits you next spring, with a clubhouse for relaxing between matches. This location is a dream for sports enthusiasts - golf, skiing, and riding are all close by, as is the charming village of Creemore where you can enjoy shopping, dining, galleries, and so much more. Plus, the outdoor hot tub on the wrap around deck is great after hiking near by on the Bruce Trail.













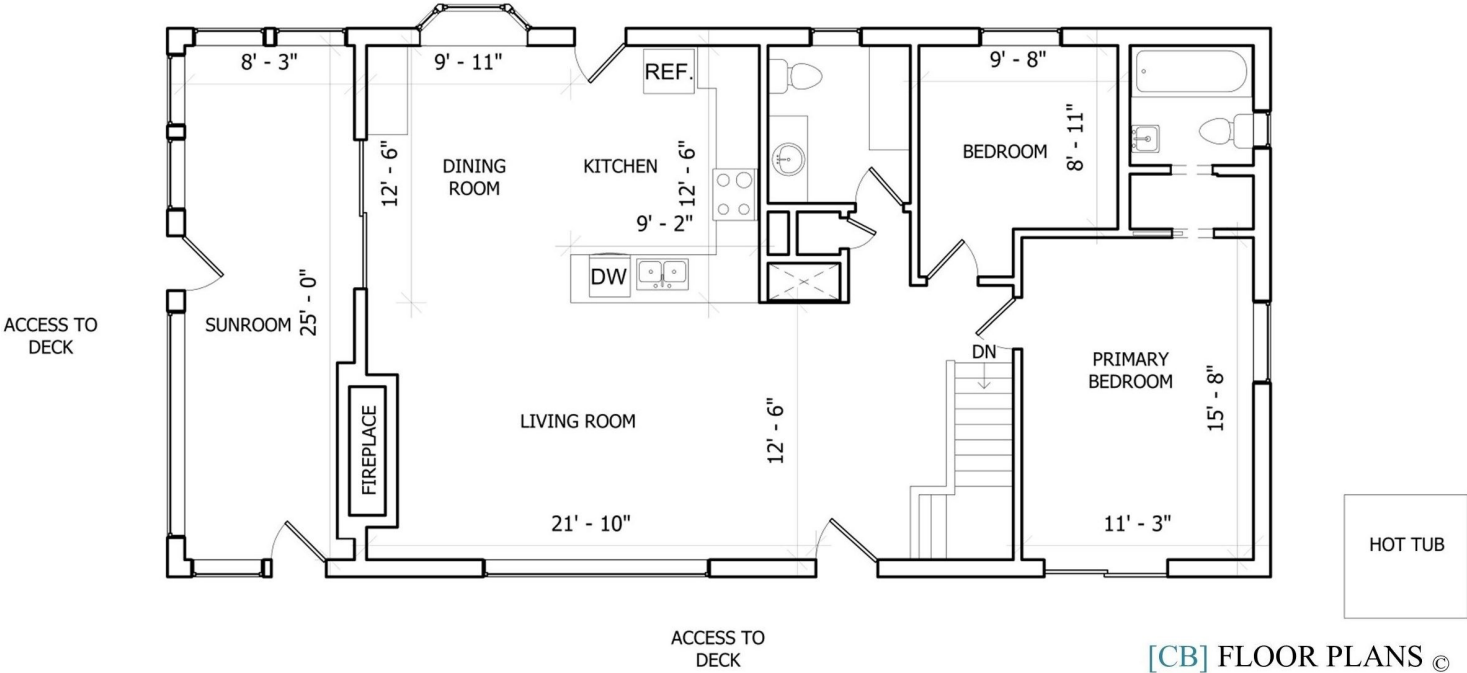




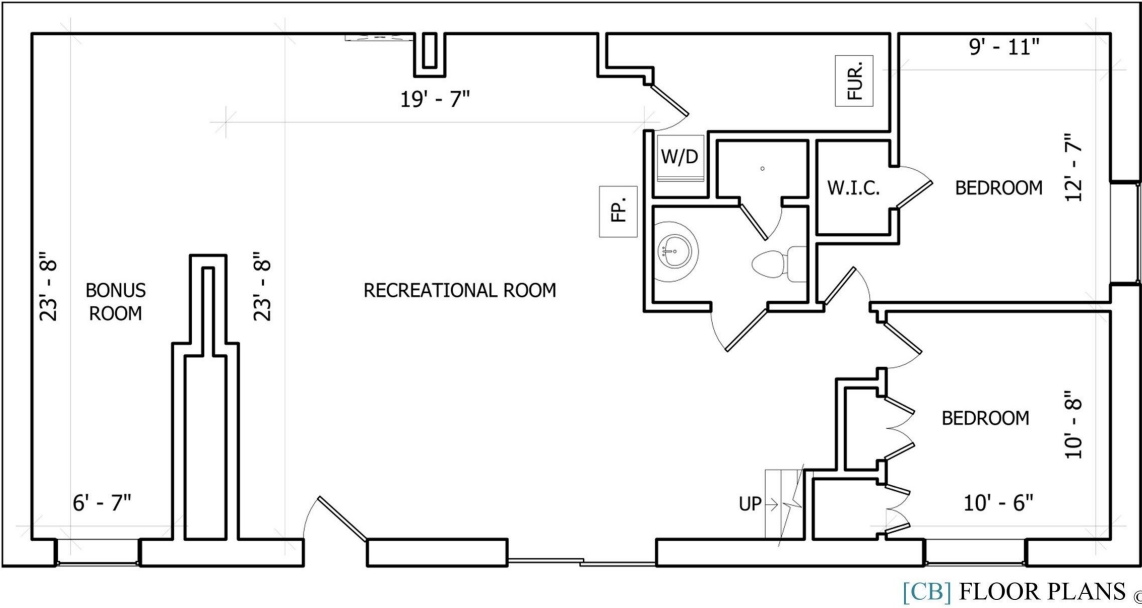
FLOOR PLANS

Total Livable:
2,749 sf

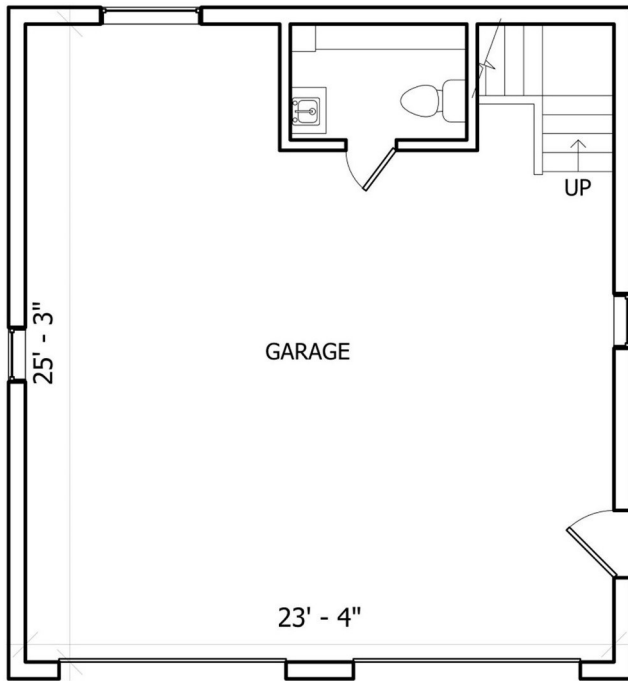
Main Floor - Area: 1,429 sf



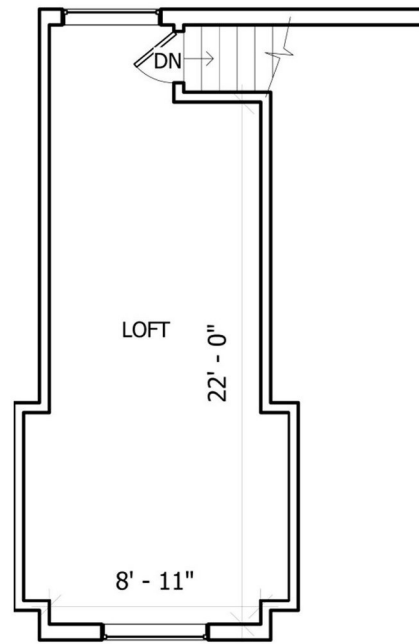
Lower Level - Area: 1,320 sf



Garage



Garage - Upper Level
Area: 266 sf



[CB] FLOOR PLANS ©

AERIAL VIEW OF PROPERTY



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Mulmur, Ontario



LISTING INFORMATION

The information contained herein was obtained from the Seller.
Although deemed reliable, the information is not guaranteed by
Royal LePage RCR Realty, Brokerage.
All room measurements provided are approximate.


BEDROOMS	1+2 Bedrooms
BATHROOMS	1x2-pc (main), 1x4-pc (main), 1x3-pc (lower)
STOREYS	2 Storey
LAND SIZE	603.2 x 1825.0 Feet (Approximately 28 Acres)
LEGAL DESC.	Pt Lt 32 Con 4 Ehs, Pt 1 Plan 7R-6617 And Pt 2 Pl 7R3368. Township of Mulmur
TAXES	\$6,587.44 (2022)
HEATING	Forced Air / Propane, Central Air
POSSESSION	To Be Arranged
INCLUDES	Hot Tub

**BASIA
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Sales Representative

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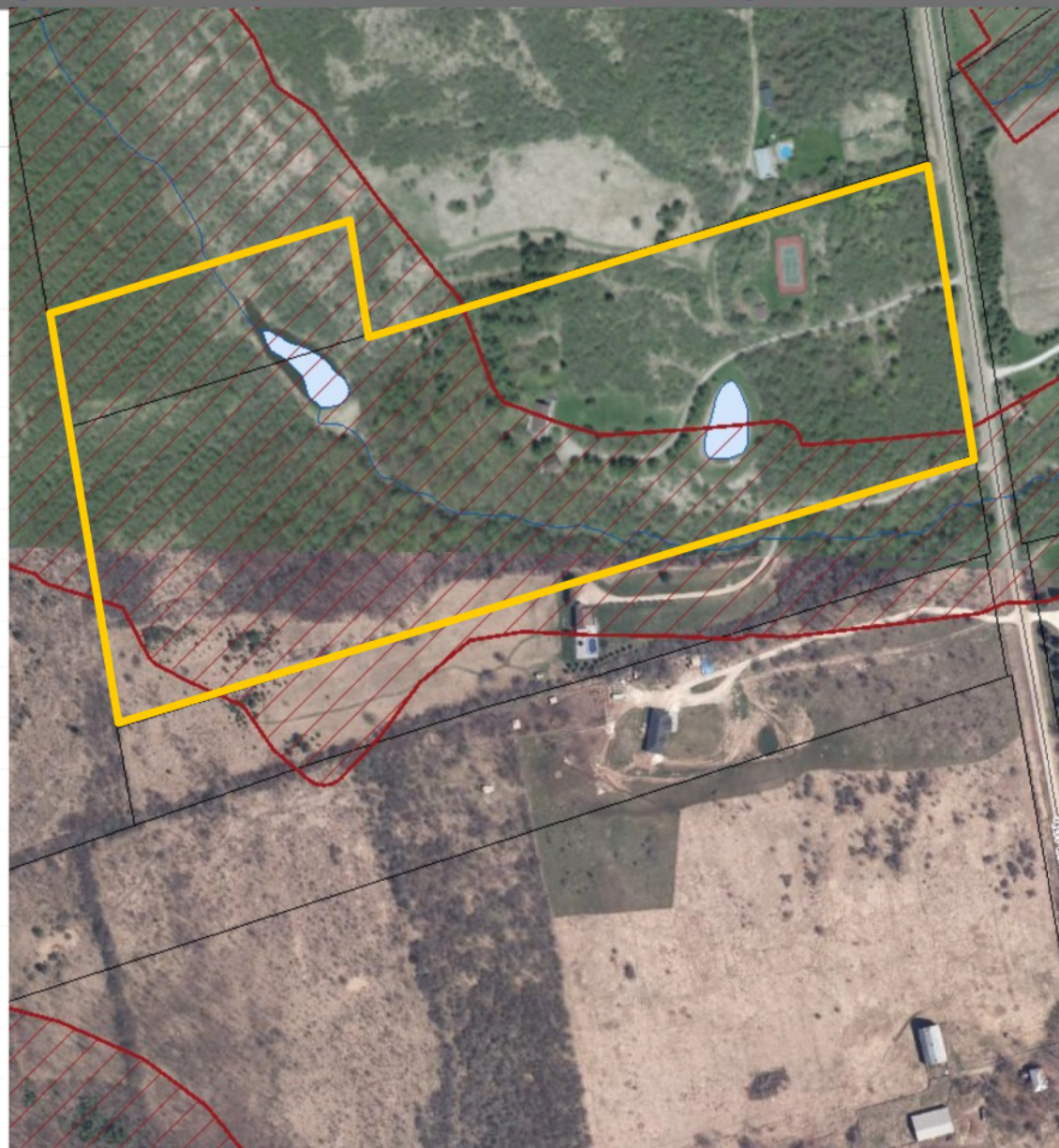
	838742 4th Line E Mulmur Ontario L9V 0J7 Mulmur Rural Mulmur Dufferin SPIS: N Taxes: \$6,587.44 / 2022 DOM: 11						
	Detached Link: N 2-Storey Lot: 603.2 x 1825 Feet Irreg: Approximately 30 Acres Dir/Cross St: County Rd 21 & North On 4th	Front On: W Acre: 25-49.99 Rms: 8 + 5 Bedrooms: 1 + 2 Washrooms: 3 1x4xMain, 1x2xMain, 1x3xLower					
MLS#: X5823348 Contract Date: 11/10/2022 PIN#: 341170108 Possession Remarks: Tbd Possession Date: 4/03/2023							
Kitchens: 1 Fam Rm: N Basement: Fin W/O / Full Fireplace/Stv: Y Heat: Forced Air / Propane A/C: Central Air Central Vac: Apx Age: 31-50 Apx Sqft: 2500-3000 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:	Exterior: Brick / Vinyl Siding Drive: Private Gar/Gar Spcs: Detached / 2.0 Drive Park Spcs: 6 Tot Prk Spcs: 8.0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Arts Centre, Clear View, Golf, Lake/Pond, Skiing, Wooded/Treed	Zoning: Nec, Nvca & Countryside Cable TV: Hydro: Y Gas: N Phone: A Water: Well Water Supply: Bored Well Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:					
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Rec	Lower	19.58	x 23.65	W/O To Patio	Wood Stove	Pot Lights
2	3rd Br	Lower	10.50	x 10.66	Above Grade Window	Broadloom	Double Closet
3	4th Br	Lower	12.60	x 9.91	Above Grade Window	Broadloom	W/I Closet
4	Bathroom	Lower			3 Pc Bath	Ceramic Floor	
5	Utility	Lower			Combined W/Laundry		
6	Other	Lower	23.65	x 6.59	Combined W/Rec	Above Grade Window	
7	Living	Upper	21.81	x 12.50	Stone Fireplace	Large Window	East View
8	Dining	Upper	12.50	x 9.91	W/O To Deck	Combined W/Kitchen	Combined W/Sunroom
9	Kitchen	Upper	9.15	x 12.50	Combined W/Dining	Double Sink	East View
10	Prim Bdrm	Upper	15.68	x 11.25	4 Pc Ensuite	W/O To Deck	Hot Tub
11	2nd Br	Upper	8.92	x 9.68	Broadloom		
12	Bathroom	Upper			2 Pc Bath		
Client Remks: Enjoy The Magic Of Mulmur At This Amazing 28 Acre Property On A Quiet Country Road. The Views Are Spectacular! This Comfortable House Has 3 Bd rms, An Office, 2 Full Baths + 2-Pc. Open Concept Living/Kitchen/Dining With A Wood Burning Fireplace, Sunroom For Extended Entertaining & Rec Rm Has A Wood Burning Stove To Keep You Warm On Chilly Nights. 2 Beautiful Ponds Are Perfect For Swimming, Boating & Watching Deer & Other Wildlife Stop By For A Drink. Tennis Court Awaits You Next Spring & Has A Clubhouse For Relaxing Between Matches. Ski & Golf Clubs Are Close By As Is Charming Village Of Creemore. Outdoor Hot Tub On Wraparound Deck Is Great After Hiking Near By Bruce Trail. Extras: Listing Contracted With: ROYAL LE PAGE RCR REALTY, BROKERAGE Ph: 705-466-2115							

Nottawasaga Valley Conservation Authority

838742 4th Line East, Mulmur

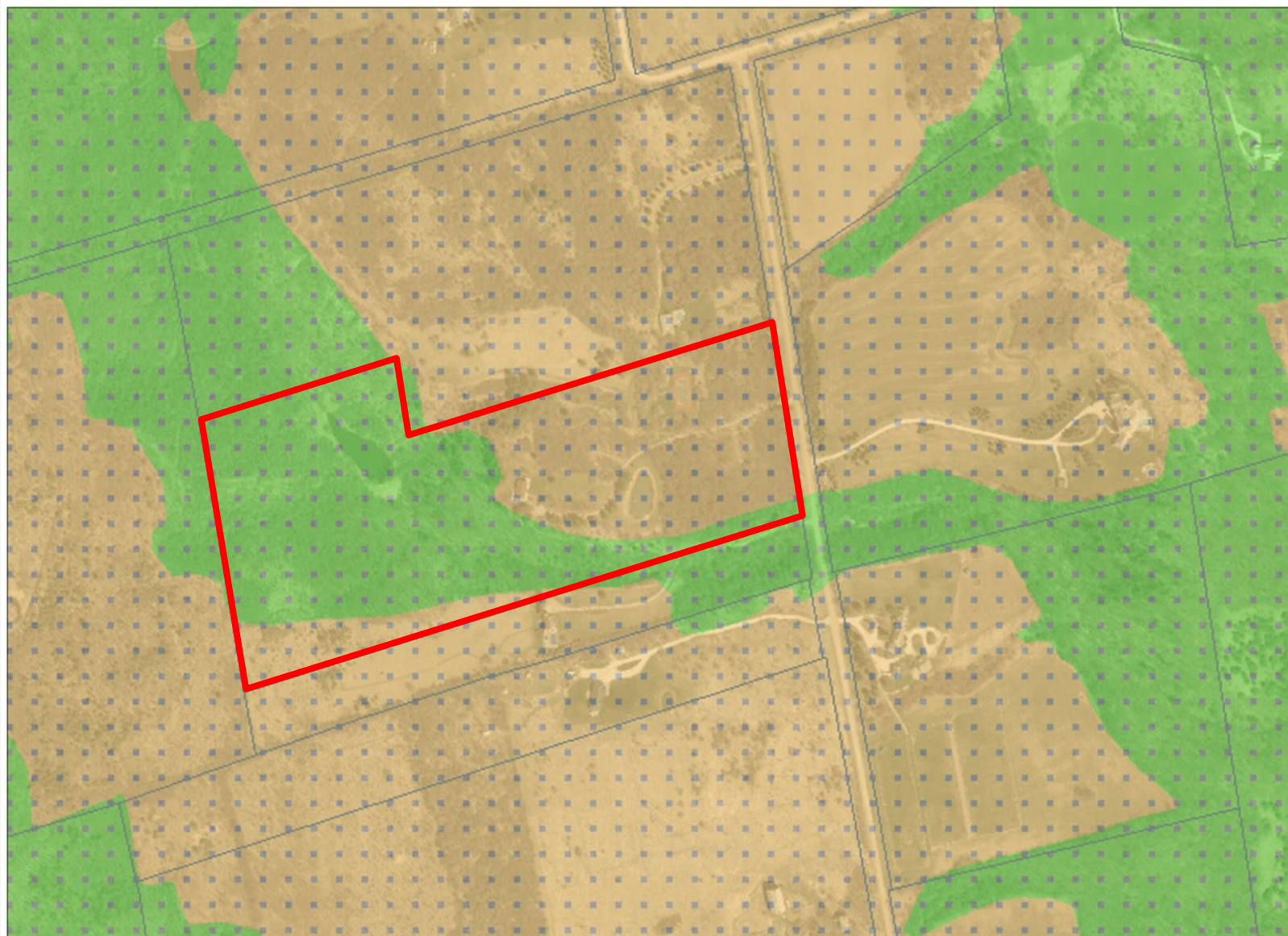
Legend

- NVCA_Public
 -  Regulated Area
- NVCA_Staff_1_2_1
 -  Jurisdiction Boundary
 -  Municipalities
 -  NVCA Properties
 - Street Number Labels
 -  Parcel Boundaries
- Major Roads
 -  Major Highway
 -  Highway
 -  Major Road
- Local Roads
 -  Streets and Small Roads
 -  Unclassified
-  Lakes
-  Pond
-  River / Stream



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Legend

-  Assessment Parcel
 -  Niagara Escarpment Minor Urban Centre
 -  Niagara Escarpment Parks and Open Space System
 -  Niagara Escarpment Plan Special Policy Area
 -  Niagara Escarpment Plan Area
 -  Area of Development Control
- Niagara Escarpment Plan Designation**
-  Escarpment Natural Area
 -  Escarpment Protection Area
 -  Escarpment Rural Area
 -  Escarpment Recreation Area
 -  Mineral Resource Extraction Area
 -  Urban Area

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0 0.3 km

Projection: Web Mercator



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