



**CORY HAMILTON**  
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 ROYAL LEPAGE EXCHANGE REALTY CO. Brokerage



# 1762 CONCESSION 4 Concession, Huron-Kinloss, Ontario N0G 2H0

Client Full  
**Active / Residential**

**1762 CONCESSION 4 Cn Huron-Kinloss**

Listing ID: 40675456  
 Price: **\$825,000**



## Bruce County/Huron Kinloss/Huron-Kinloss

### 2.5 Storey/House

	Beds	Baths	Kitch
Main	1	1	1
Second	3	1	

Beds (AG+BG): **4 (4 + 0)**  
 Baths (F+H): **2 (2 + 0)**  
 SF Fin Total: **2,250**  
 AG Fin SF Range: **2001 to 3000**  
 AG Fin SF: **2,250/Other**  
 DOM: **2**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$2,397.60/2024**

Next OH: **Public: Sat Nov 16, 10:00AM-12:00PM**

### Remarks/Directions

**Public Rmks:** Welcome to this charming country home set on 2.4 acres surrounded by farmers fields. This 2.5-story home has been beautifully updated from top to bottom, offering a perfect blend of modern conveniences & authentic rustic charm. Nestled on a sprawling rural property, this home is a dream come true for those seeking tranquility while being conveniently located near the towns of Kincardine, Ripley, and Lucknow, & the stunning shores of Lake Huron. Step inside to discover a warm & inviting interior, where you will instantly notice the recent transformation. The home is drenched in natural light with ample large windows, providing a comfortable atmosphere through-out. The main floor kitchen/dining/living room has been opened-up & is a chef's delight, featuring a walk-in pantry/coffee bar, stone countertops, modern appliances including gas range, pot filler & a modern undermount sink. The main floor offers a spacious full bath, a versatile office/bedroom with laundry & a quiet sitting room. The second level consist of 3 bedrooms, including the primary bedroom with walk-in closet, a spacious bathroom with heated floors, walk-in shower & soaker tub. The third floor is a blank canvas, which can be converted into additional bedroom space or future family room with space for storage. The basement is unfinished but houses the homes utilities & added storage. This property features 3 large outbuildings (drive shed- 64x40, workshop- 48x40 & converted barn- 36x90), offering endless possibilities for storage, workshop, or hobby farm. Whatever it is that you're looking to do, you'll find ample space to bring your ideas to life. Additionally, you'll find the recently planted fruit trees & garden. The list of recent upgrades includes, new well pump & iron-filter, new ductless ac for 2nd floor (rough-in for 3rd floor), new natural gas boiler, new decks & fenced-in patio, new windows (6) & exterior doors. Don't miss out on the opportunity to make this updated country gem your own.

**Directions:** From Hwy 21 turn east onto the 4th concession of Huron-Kinloss. Cross over County Road 7. Property on left on north side of road. From Hwy 86 travel east on County Road 7. Then turn east on concession 4. Property on left on north side of road.

### Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Other				No
Other				Yes
Other				Yes

### Exterior

Exterior Feat: **Deck(s), Landscaped, Privacy, Storage Buildings, Year Round Living**  
 Construct. Material: **Cement**  
 Shingles Replaced: **2016** Foundation: **Poured Concrete** Roof: **Asphalt Shingle**  
 Year/Desc/Source: **1900/Estimate/Other** Prop Attached: **Detached**  
 Property Access: **Paved Road, Year Round Road** Apx Age: **100+ Years**  
 Other Structures: **Shed, Workshop, Other** Rd Acc Fee:  
 Garage & Parking: **Detached Garage//Private Drive Double Wide//Circular Driveway, Gravel Driveway** Winterized: **Fully Winterized**  
 Parking Spaces: **20** Driveway Spaces: **20.0** Garage Spaces: **5.0**  
 Services: **Cell Service, Electricity, Fibre Optics, Garbage/Sanitary Collection, High Speed Internet, Recycling Pickup, Telephone**

Water Source: **Drilled Well, Well** Water Tmnt: **Iron/Mineral Filter, Sediment Filter, Water Softener** Sewer: **Septic**

Lot Size Area/Units: **2.400/Acres** Acres Range: **2-4.99** Acres Rent:  
 Lot Front (Ft): **276.50** Lot Depth (Ft):  
 Location: **Rural** Lot Irregularities:  
 Area Influences: **Hobby Farm, Quiet Area, Rec./Community Centre, School Bus Route, Schools, Shopping Nearby, None** Land Lse Fee:  
 View: **Trees/Woods** Retire Com:  
 Topography: **Dry, Flat** Fronting On: **North**  
 Restrictions: **None** Exposure: **South**

**Interior**

Interior Feat: **On Demand Water Heater, Upgraded Insulation, Water Heater, Water Heater Owned, Water Softener, Workshop**  
 Security Feat: **Carbon Monoxide Detector(s), Smoke Detector(s)**  
 Basement: **Full Basement** Basement Fin: **Partially Finished**  
 Basement Feat: **Walk-Up**  
 Laundry Feat: **Main Level**  
 Cooling: **Ductless**  
 Heating: **Electric, Fireplace-Gas, Gas, Heat Pump, Radiant, Water Radiators**  
 Fireplace: **2/Natural Gas**  
 Under Contract: **None** FP Stove Op:  
 Lease to Own: **None** Contract Cost/Mo:  
 Inclusions: **Carbon Monoxide Detector, Dishwasher, Dryer, Gas Oven/Range, Hot Water Tank Owned, Refrigerator, Smoke Detector, Stove, Washer**  
 Exclusions: **None**

**Property Information**

Common Elem Fee: **No** Local Improvements Fee:  
 Legal Desc: **PT LT 8 CON 4 HURON PT 1, 3R6468; HURON-KINLOSS**  
 Zoning: **AG3** Survey: **Unknown/**  
 Assess Val/Year: **\$174,000/2024** Hold Over Days:  
 PIN: **333240213** PIN 2:  
 ROLL: **410716000122220** Occupant Type: **Owner**  
 Builder Name:  
 Possession/Date: **Flexible/** Deposit: **10000**

**Brokerage Information**

List Date: **11/13/2024**  
 List Brokerage: **[ROYAL LEPAGE EXCHANGE REALTY CO. Brokerage \(KIN\)](#)**

Source Board: OnePoint - Grey Bruce Owen Sound  
 Prepared By: Cory Hamilton, Broker  
 Date Prepared: 11/15/2024

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Sitting Room	Main	17' 0" X 10' 5"	5.18 X 3.17	Fireplace
Bathroom	Main	11' 0" X 8' 0"	3.35 X 2.44	4-Piece
Pantry	Main	6' 0" X 6' 4"	1.83 X 1.93	
Kitchen/Living Room	Main	18' 0" X 25' 6"	5.49 X 7.77	
Bedroom	Main	13' 4" X 11' 4"	4.06 X 3.45	
Bathroom	Second	11' 5" X 10' 0"	3.48 X 3.05	4-Piece
Bedroom Primary	Second	16' 0" X 12' 0"	4.88 X 3.66	Walk-in Closets - Multiple
Bedroom	Second	9' 9" X 12' 0"	2.97 X 3.66	
Bedroom	Second	11' 4" X 11' 4"	3.45 X 3.45	
Recreation Room	Third	20' 4" X 24' 0"	6.20 X 7.32	Roughed-In

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Back of Structure

Aerial View



Entry

Sitting Room

Bathroom



Bathroom

Kitchen

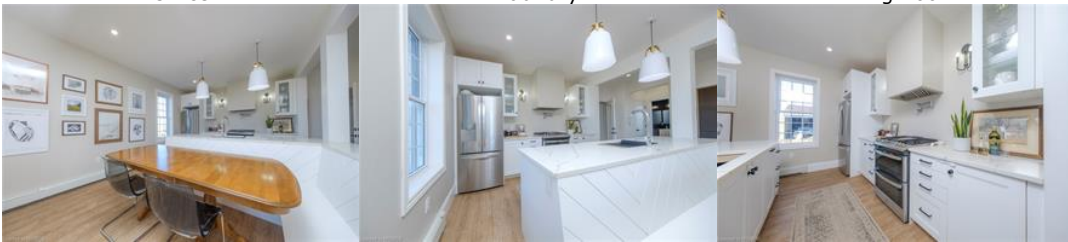
Entry



Office

Laundry

Living Room



Dining Area

Kitchen

Kitchen



Bedroom

Bedroom

Bedroom



Bathroom

Bathroom

Office



Bedroom

Bedroom

Side of Structure





Out Buildings



Side of Structure



Aerial View

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