GITALIS
REAL
ESTATE

FOR SALE



36 ACRES. ESCARPMENT VIEWS.

HWY 26 · BETWEEN MEAFORD AND OWEN SOUND

638212 ST. VINCENT-SYDENHAM TOWNLINE

MEAFORD · ONTARIO

ASKING PRICE

$795,000

36 ACRES ON HIGHWAY 26

ELEVATED ESCARPMENT VIEWS.

36 acres that border on 200 acres of wooded conservation land, including the Tom Thomson Trail and Bayview Escarpment Provincial Nature Reserve. Four spring-fed ponds, with trails through the property. Located off Hwy 26 between downtown Meaford and Owen Sound.

LAND	36 acres · 4 spring-fed ponds · walking trails
HOUSE	1,088 SF · 2 bedrooms · 2 baths · 2023 Maple Leaf Home
OUTBUILDING	40 × 80 ft. (3,200 SF) · electricity · concrete floor
FARM LEASE	Approx. 24 acres of the lower property rented for cattle grazing
SERVICES	Well and septic · high-efficiency all-electric
TAX PROGRAMS	Farm property class tax rate · conservation land tax incentive
ASKING PRICE	**$795,000**

- 10 minutes to shopping and all amenities
- 10 minutes to local beaches
- 25 minutes to Blue Mountain





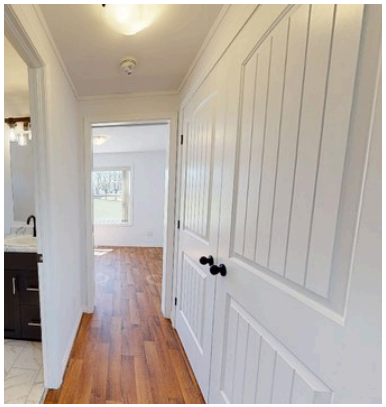
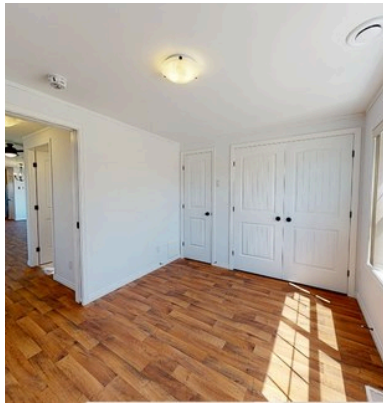
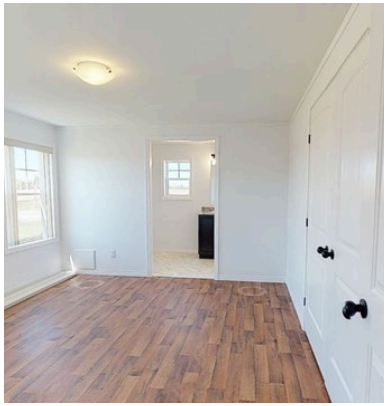


2023 MAPLE LEAF HOME

1,088 SF.
2 BED. 2 BATH.

A prefab Maple Leaf Home with a vaulted ceiling and a bright, modern open-concept plan with a kitchen island. Sliding glass doors walk out to the backyard, which overlooks the Niagara Escarpment.

BUILT	2023
SIZE	1,088 SF · 2 bedrooms · 2 baths
EFFICIENCY	High-efficiency all-electric, upgraded insulation and windows throughout
FOUNDATION	4 ft. crawl space · no basement
SERVICES	Well and septic

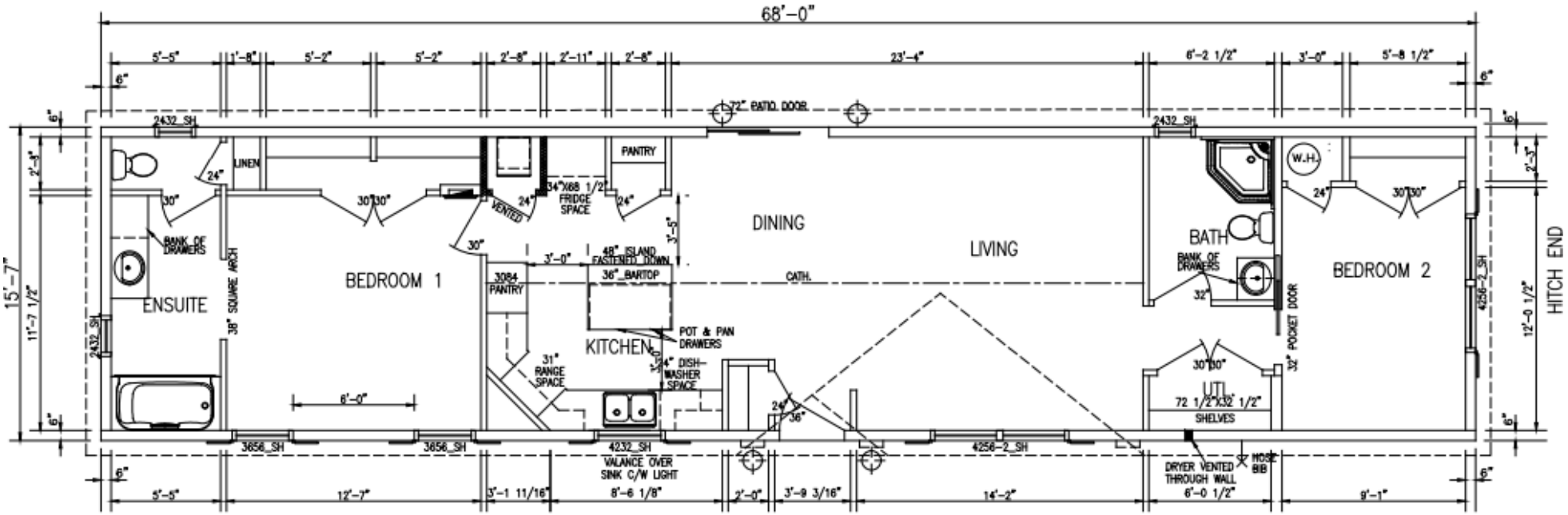








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FLOOR PLAN

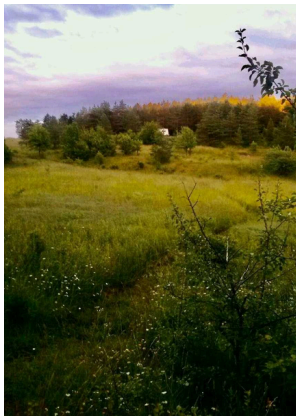
MAIN FLOOR	BEDROOMS	BATHROOMS	PLAN
1,088 SF	**2**	**2 · INCL. ENSUITE**	**OPEN CONCEPT · VAULTED**

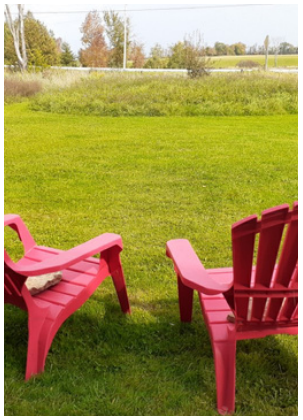


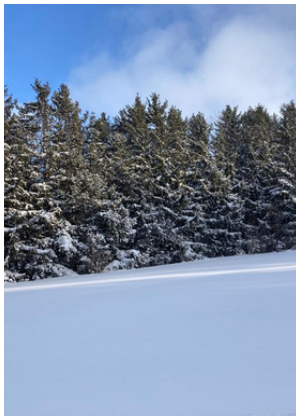
CONDOR #1 DORMER:
- C/W BLACK PVC PILLARS











THE LAND

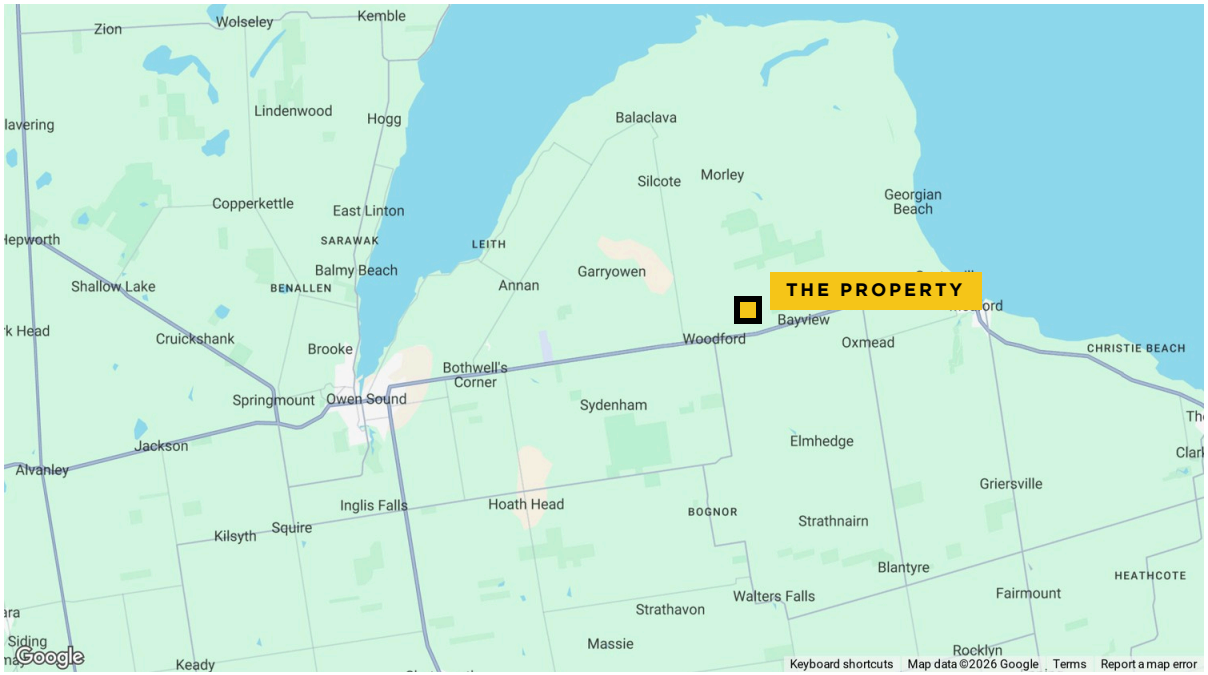
TRAILS, PONDS AND PASTURE.

Upper and lower trail loops run through the property, past four spring-fed ponds, and connect to the Bruce Trail on the Niagara Escarpment.

- Borders 200 acres of conservation land
- Connects to the Bruce Trail
- 4 spring-fed ponds
- Upper and lower trail entrances
- Approx. 24 acres leased for cattle grazing
- 40 × 80 ft. outbuilding with power

ENTRANCES	Off Hwy 26 and St. Vincent-Sydenham Townline

LOCATION







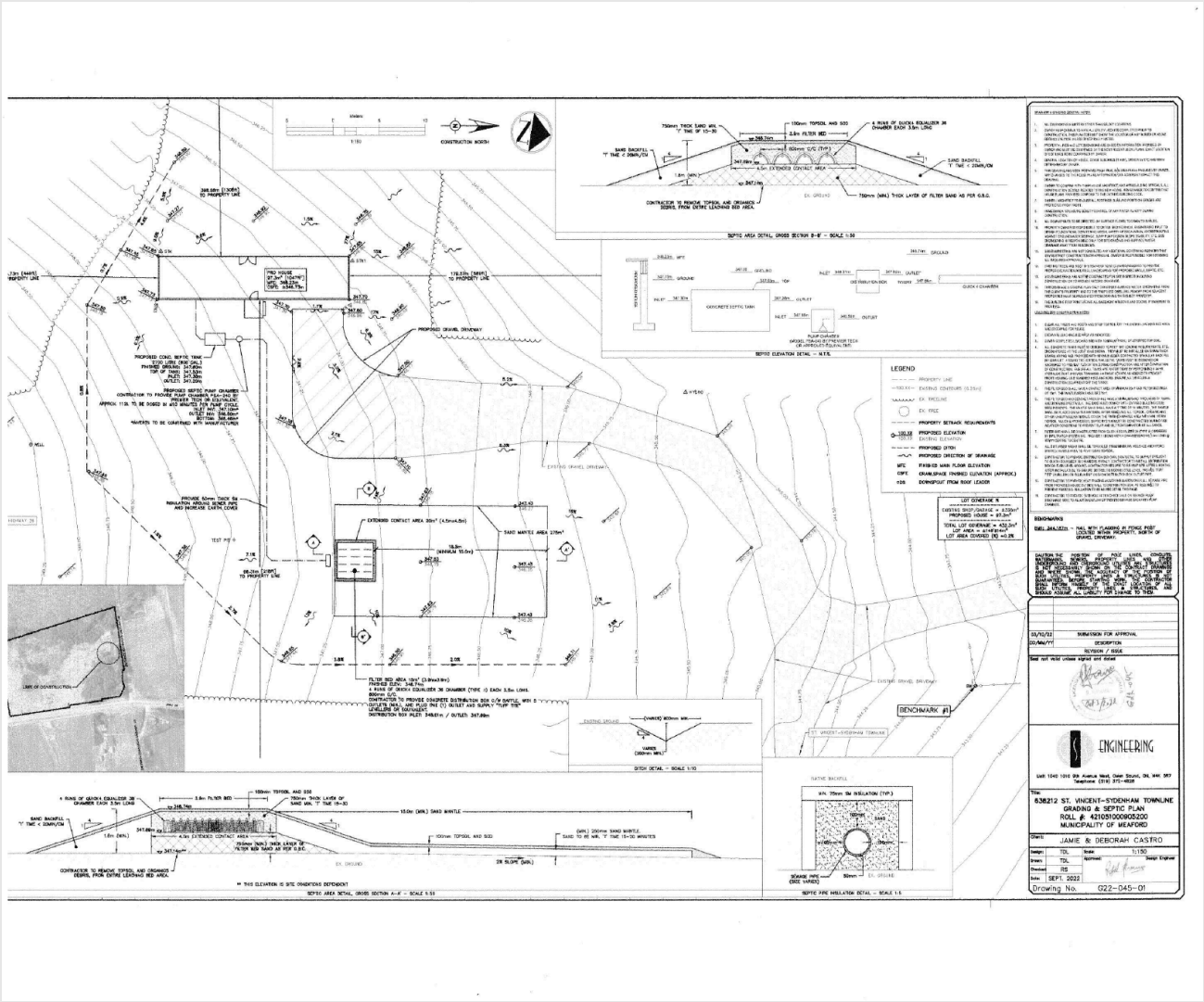
MEAFORD · GREY BRUCE

BETWEEN MEAFORD AND OWEN SOUND.

Conveniently located off Hwy 26, next to the Tom Thomson Trail and Bayview Escarpment Provincial Nature Reserve.

SHOPPING	10 minutes · all amenities
BEACHES	10 minutes
BLUE MOUNTAIN	25 minutes
NEARBY	Tom Thomson Trail · Bayview Escarpment Provincial Nature Reserve · Bruce Trail

PROPERTY SURVEY



LAND USE & DOCUMENTS

ON FILE.

PROVISIONS 0002 FL · Farm Land
0004 CL · Conservation Land
0005 RU · Residential Unit

TAX Farm property class tax rate program · Conservation land tax incentive program. Discounts apply to land outside the residential lot.

SOIL GM BluePlan Engineering, Sept. 2022: clayey silt, T-time over 50 min/cm; raised septic bed recommended

- Property survey
- Soil testing report
- House floor plan

FULL DOCUMENTS AVAILABLE ON REQUEST

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NEXT STEP

WALK THE LAND.

638212 ST. VINCENT-SYDENHAM TOWNLINE · MEAFORD

ASKING $795,000

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