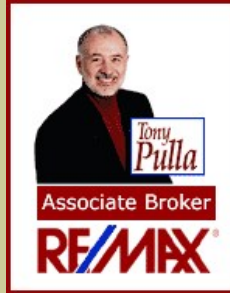


MLS - 148542 • 317 Academy Hill Road, Alnwick-Haldimand • \$1,349,000.00



## Description

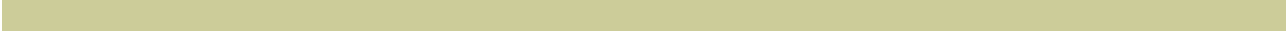
Excellent opportunity to own a large 86 acre parcel situated just north of the picturesque Village of Grafton with easy Hwy. 401 access. Open concept home with numerous custom and unique features offering 2 + 1 bedrooms, 1 1/2 baths, large deck and a fully finished lower level. Detached 35'8" x 62'9" garage/workshop, 80' x 56' main barn, 72' x 30' feed barn and 3 coverall buildings - 144' x 26' and 48' x 30' and 40' x 76'. A perfect Farm Gate opportunity - steps away from Ste Anne's Spa. The property is currently used as a sheep farm which is set up to accommodate approximately 750 ewes.

## Gallery

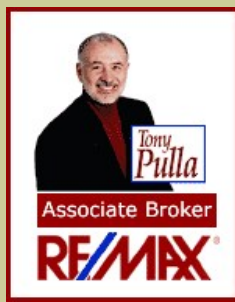












*Tony Pulla*

SINCE 1970

**RE/MAX**

**Lakeshore Realty Inc.**

Brokerage

NOTICE: The information contained on this website has been prepared from documents and data provided by others including property owners, floor plan specialists, photographers and surveyors. While the information is believed to be reliable, the Buyer/Viewer is hereby formally notified that the information is subject to his or her personal verification and that he or she must complete the appropriate "due diligence". All renderings and floor layouts are Artist's impression, all room sizes and square footage are approximate dimensions only.

1011 Elgin St., W.  
Cobourg, Ontario  
K9A 5J4

**Direct Line:** 905 373-1980

**Office Line:** 905 373-7653

[tony@pulla.ca](mailto:tony@pulla.ca)