

545 BLUE LAKE ROAD St. George **MLS® 24210**

District Northwest	Status Active
Sub District NW Rural ST	List Price \$459,900
City/Town St. George	Sale Price
Type Farm	Sale Date
Zoning	
Postal Code NOE 1N0	
Possession TBA	
Possn. Date	Uncon Date
Taxes	Days on Mkt. 10

Style Bungalow	Mthly Assmt
Exterior Vinyl	Year Built
Bedrooms 3/0	Sqft Abv Gr
Bathrooms 1/0	Urban/Rural Rural
Ensuite	

Heat Source Oil	Heat/Cool Forced Air
UFFI Unknown	Roof Asphalt Shingle
Clear Height	Foundation Concrete Poured
Basement Full	
Construction Wood Frame	
Fireplaces	

	Bsmt	Main	2nd	Other
Fin. Sqft				
Entrance				
Living		18x12'10		
Dining		9'4x9'4		
Kitchen		10x15		
Mast BR		8'10x15		
Bathroom		4pc		
Bedroom		8x15		
Bedroom		12x12'7		

Lot Acres 36.29	Lot Width (ft) 3609	Power
Lot Sqft 1,580,792	Lot Depth (ft)	Hydro Cost
Road Side N	Shape	

Garage Size	Garage Type No Garage	Water
Driveway Size	Driveway Type Gravel	Waste Well - drilled Septic

Appliances/Equip
 Interior Feat.
 Exterior Feat.
 Services
 Mthly fee incl.
 Site Influences

Holdover	Financing Clear	Title Freehold
Esc. Clause	SPIS No	Tax Roll 2920016020396000000
Legal desc. Con 2 Sub PT Lt 2 PT Lt 3 EGR Pt Lt 20		

Listed By **ROYAL LEPAGE ACTION REALTY Brokerage Independently Owned & Operated**

Rare opportunity This property hasn't been offered to the public since 1885. Over 1 km of frontage on Blue Lake Rd and some frontage on East River Rd. 32x100 ft outbuilding was once used as pig barn has over 9 ft head clearance. Other outbuilding was used for cattle and is 40x80 ft. Workable land is currently used for cattle corn. The house is set back at the rear of the property for privacy from the road. This farm is perfect for the hobbyist, can be used for horses with some conversion. Don't miss this rare opportunity before it's gone! nice sized pond on property. All info approx.



