All Photos View

MLS® 21024423 **Price: $1,250,000** **Address: 135 NORTH REAR ROAD**

Windsor-Essex County Association of REALTORS®

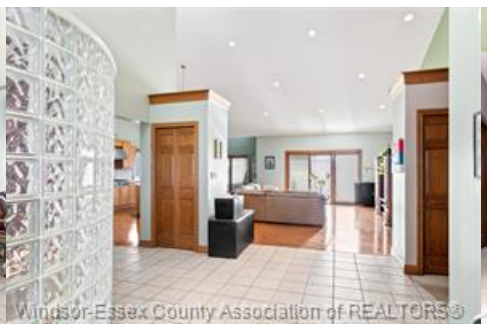
Windsor-Essex County Association of REALTORS®

Windsor-Essex County Association of REALTORS®

Windsor-Essex County Association of REALTORS®

Windsor-Essex County Association of REALTORS®

Windsor-Essex County Association of REALTORS®

Windsor-Essex County Association of REALTORS®

Windsor-Essex County Association of REALTORS®

Windsor-Essex County Association of REALTORS®

Windsor-Essex County Association of REALTORS®

Windsor-Essex County Association of REALTORS®

Windsor-Essex County Association of REALTORS®

Windsor-Essex County Association of REALTORS®

Windsor-Essex County Association of REALTORS®

Windsor-Essex County Association of REALTORS®

Windsor-Essex County Association of REALTORS®

Windsor-Essex County Association of REALTORS®

Windsor-Essex County Association of REALTORS®

Windsor-Essex County Association of REALTORS®

Windsor-Essex County Association of REALTORS®

Windsor-Essex County Association of REALTORS®

Windsor-Essex County Association of REALTORS®

Windsor-Essex County Association of REALTORS®

Windsor-Essex County Association of REALTORS®

Windsor-Essex County Association of REALTORS®

Windsor-Essex County Association of REALTORS®

Windsor-Essex County Association of REALTORS®

Windsor-Essex County Association of REALTORS®

Windsor-Essex County Association of REALTORS®

Windsor-Essex County Association of REALTORS®

Windsor-Essex County Association of REALTORS®

Windsor-Essex County Association of REALTORS®

Windsor-Essex County Association of REALTORS®

Windsor-Essex County Association of REALTORS®

Windsor-Essex County Association of REALTORS®

Cross Property Client Full

MLS®#:	21024423	List Price:	**$1,250,000.00**
Status:	**Active**	Property Type:	**Residential**
Major Area:	**Windsor-Essex**	District:	**60**
Trans. Type:	**Sale**	Sub-District:	**63**
Legal Description:	**CON NMR N PT LOT 2 REG**		
Address:	**135 NORTH REAR ROAD**		
City/Town/Munic:	**Lakeshore, Ontario N0R 1K0**		
Side of Road:	**South**		
Nearest Cross St:	**MANNING RD**		
Nearest Town:			
Area/Property Known As:			
Property Size:	**496.97 x FT IRREGULAR**		
Acreage:	**24.840**	Approx Sq Ft:	**3,000**
Zoning:	**A**	Sq Ft Source:	
		Occupancy:	**Seller**
Possession:	**60-120 DAYS**		

Remarks: **GORGEOUS 24.84 ACRE FARM JUST EAST OF MANNING ROAD. APPROX. 15 ACRES OF WORKABLE FARMLAND AND 7 ACRES BUSH. THE HOME IS APPROX. 3000 SQ FT BRICK RANCH FEATURING 3 BRS, 3 BATHS, OPEN CONCEPT LAYOUT. THE PROPERTY HAS 2 LARGE OUTBUILDINGS, ONE WAS FORMERLY A HORSE BARN (36' X 59') AND THE OTHER A HIGH TECH GROWING FACILITY (53' X 135').**

Year Built: **1996/Approximate** Approx Taxes/Year: **$9506.36/2021**

Interior Features

Basement:	**Full**	Basement Development:	**Unfinished**	
Heating/Cooling:	**Central Air Conditioning, Forced Air**	Heating Fuel:	**Natural Gas**	
Flooring:	**Carpeted, Ceramic or Porcelain, Hardwood or Engineered Hrwd**			
Fireplace Type:		Fireplace Fuel:		#:
2nd Fireplace Type:		2nd Fireplace Fuel:		#:
		HWT - Type:	**Gas**	
Rental Equipment:	**Hot Water Tank (Owned), None**			
# of Bedrooms:	**3+1** Total Bathrooms: **3.0**	#R-In Bathrooms:	Ensuite:	**Yes**
Appliances Included:	**Cooktop, Dishwasher, Dryer, Microwave, Oven Built-In, Refrigerator, Washer**			
Indoor Features:	**2nd Kitchen, Walk-In Closet**			

Rooms

Lvl	Room	Room Size	Lvl	Room	Room Size	Lvl	Room	Room Size
M	**Kitchen**		**M**	**Eating Area**		**M**	**Great Room**	
M	**Laundry**		**M**	**Bedroom**		**M**	**Bedroom**	
M	**Primary Bedroom**		**M**	**Office**		**M**	**Florida Room**	
2	**Kitchen**		**2**	**Bedroom**		**M**	**5 Pc. Ensuite Bathroom**	
M	**4 Pc. Bathroom**		**2**	**3 Pc. Bathroom**				

Exterior Features

Type of Dwelling:	**Ranch**	Parking Type (Garage):	**Double Garage, Attached Garage**
Attachment Style	**Detached**		
Driveway:	**Concrete Drive**		
Exterior Finish:	**Brick**		
Roof Material:	**Asphalt Shingle**	Foundation:	**Concrete**
Waterfront:		Water Features:	**Indoor Pool**
Utility Water/Avail:	**Municipal Water/Connected**	Utility Sewer/Avail:	**Septic System/Connected**

Inclusions/Exclusions

Inclusions: **APPLIANCES**

Miscellaneous

Rental Income:	Garbage Pickup Provided:	UFFI:	Accessibility:
SPIS:	Retrofit Certificates:	Survey Avail:	Work Order:
Mobile/Leased Land Fees:	Mortgage: **Treat As Clear**		Local Improve:

Listing Brokerage Office: CHRIS GIRARD REALTY LTD - 160

All information displayed is believed to be accurate but is not guaranteed by the Windsor-Essex County Association of REALTORS® and should be independently verified. No warranties or representations are made of any kind.