12798 EIGHT MILE ROAD, Middlesex Centre (Arva)

Ontario, N0M1C0

2,799,000

For Sale / #X14128586



Bedroom(s): 3

Bathroom(s): 3

Lot Dimensions: 997.6 x 2304.1 FT ; 1,050ft x 2

Description

Welcome to an extraordinary 54-acre equestrian estate where passion, lifestyle, and opportunity come together. Ideally located just 10 minutes north of London, this meticulously maintained property offers a rare opportunity to own a premier equestrian facility with multiple income streams and productive farmland. As London continues to grow and expand north, properties of this size and calibre become increasingly scarce, adding to the long-term appeal of this remarkable investment. Designed for serious horse enthusiasts and professionals alike, the property features three well-appointed barns with 40 horse stalls, two impressive indoor riding arenas for year-round training, two outdoor sand rings, nine paddocks, multiple feed and tack rooms, an expansive cross-country course, and groomed trails winding through the wooded areas. Completing this exceptional offering is a timeless century home filled with character and warmth, featuring spacious principal rooms and three beautiful fireplaces that create the perfect setting to relax after a day on the farm. Whether you are looking to operate a thriving equestrian business, enjoy productive farmland, or embrace an exceptional country lifestyle just minutes from the city, this is a truly one-of-a-kind property that rarely comes to market. (id:6772)

Features

Area	Middlesex Centre (Arva)	**Water**	Drilled Well
Province	Ontario	**Sewer**	Septic System
Country	Canada	**Style**	Detached
Ownership Type	Freehold	**Stories**	2
Property Type	Single Family	**Acreage**	true
Building Type	House	**Total Parking**	23
Age	100+ years	**Total Fireplace**	3
Lot Dimensions	997.6 x 2304.1 FT ; 1,050ft x 2,304ft x 997ft x 2,306ft|50 - 100 acres	**Acres**	50 - 100
Heating	Geo Thermal	**Parking**	Detached Garage,Garage,

Room Details

Second level	Primary Bedroom	5.44 m x 4.88 m
Second level	Bedroom 2	3.53 m x 5.59 m
Second level	Bedroom 3	3.66 m x 4.5 m

Basement	Laundry room	2.97 m x 5.92 m
Basement	Utility room	6.48 m x 3.96 m
Basement	Other	4.63 m x 5.56 m
Basement	Other	3.81 m x 5.56 m
Basement	Recreational, Games room	5.44 m x 5.92 m
Main level	Foyer	4.55 m x 2.21 m
Main level	Kitchen	4.34 m x 3.68 m
Main level	Family room	4.09 m x 4.47 m
Main level	Dining room	4.62 m x 5.13 m
Main level	Living room	4.75 m x 7.57 m
Main level	Bathroom	1.45 m x 1.83 m