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## 8857 Victoria Street



## Wonderful Hobby Farm!

This handsome quality **custom built bungalow** (full brick and angel stone) is situated on a beautiful **17.7 acre** setting just a couple of kilometres outside the village of Metcalfe. An easy traffic free commute to the city.

### THE HOME

Approx **2400 sq ft** (including fully finished lower level). New **shingles Oct 07**, vinyl **windows 06**, **central air 06**, **furnace 04**, water treatment **03**, shingles on detached garage **00**. Two way covered entrance to main foyer leads to large formal living area with pretty bay window and woodburning **fireplace**. Updated bright **kitchen 2000** with like new top of the line Armstrong flooring. There is a separate dining area off the kitchen as well as 17 x 15 screened in **sunroom** for all those summer barbecues. There are three bedrooms on the main level all with **lighted closets** as well as a main bathroom. The master features an updated 2 piece **ensuite**. **Lower level is professionally finished 05** with large family/rec room, fireplace and **wetbar**. A **3 piece bath 05** and laundry/utility/storage areas. Natural Gas on the street. Single **attached garage with inside access** plus carport and 3 season screened porch.

### THE GROUNDS

Lovingly maintained with **landscaped** yards, gardens, fruit trees, **groomed hedges**, **pasture and walking/riding trails**. **Ideal for horse or animal lovers**, this property includes numerous outbuildings and a **24 x 32 barn with electrical and water**. (2 stalls with good head room, tack/feed area 3 access doors. **Hay storage (500 bales)** and **fenced pasture**. There is a oversized **detached double garage** as well as and large metal **Quonset hut 20 x32**, 2 run in sheds .**Natural Gas** on the street, **Septic pumped Nov 2006**. Single attached garage plus with carport and **inside access** to house. **Paved oversized drive** with lots of parking. Gorgeous **mature hardwoods, maple, beech, apple** etc. No visible neighbours

**Inclusions:** hood fan, **hot water tank**, , fridge, stove, hood fan, draperies, auto garage door opener, built in central vacuum (as is), shed, barn and satellite dish

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**\$359,000**

## HIGHLIGHTS OF THIS HOME

2007 house shingles

2006 air conditioning

2006 new vinyl windows

2005 new steel roof on screened porch

2005 professionally finished basement

2005 3 piece bathroom in lower level bathroom

2004 new oil furnace'

2003 New water reservoir tank for air injection water treatment

2000 new shingles on detached double garage

1996 oil tank

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3 season screened sun porch 15 x 17

Detached double garage 24 x24

Small barn 32 x24 with running water, heated water bowl, electricity, currently divided into 2 stalls, tack/feed, hay storage

20 x 32 metal Quonset hut

10 x10 metal storage shed is also located on the property next to the house

2 Large run in sheds

Mixed bush including mples, spruce, ash and fruit trees, walking/riding trails, gardens

4-5 acres are cleared for pasture

Fenced, hedged, landscaped

Paved driveway to both garages and the barn

Second driveway to access Quonset hut and back of property

Natural gas available on the road, Septic pumped 2006,

NOTE: 2 fireplaces not used as they may require new flu lining, ideal for gas fireplace inserts,