

	101 Rolph Rd Alnwick/Haldimand Ontario K0K 1K0 Alnwick/Haldimand Rural Alnwick/Haldimand Northumberland Taxes: \$18,273.35 / 2023 SPIS: N Last Status: New Pt Lts 30-33 Conc 6 Haldimand Twp DOM: 63	List: \$2,999,000 For: Sale
	Rural Resid Front On: W Rms: 14 + 4 2-Storey Acre: 100+ Bedrooms: 6 + 1 Irreg: Irregular 331.91 Acres As 331.91 x 331.91 Acres Washrooms: 7 Per Survey 1x6, 2x4, 2x3, 2x2 Dir/Cross St: Hwy45/12 Km N Of 401	

MLS#: X7374126 **Sellers:** Crowe Soberman Inc **Contact After Exp:** N
Holdover: 90 **Possession Remarks:** TBD **Occup:** Owner
PIN#: 511260087 **ARN#:** 145011606013500

Kitchens: 3 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Propane A/C: Central Air Central Vac: Apx Age: 31-50 Apx Sqft: 3500-5000 Assessment: 236000 / 2024 POTL: Elevator/Lift: Laundry Lev: Phys Hdcp-Eqp:	Exterior: Board/Batten Drive: Circular Gar/Gar Pk Spcs: Built-In / 2.0 Drive Pk Spcs: 30 Tot Pk Spcs: 30.0 UFFI: No Pool: Inground Energy Cert: Cert Level: GreenPIS: N Prop Feat: Grnbelt/Conserv, River/Stream, Wooded/Treed	Zoning: Cable TV: N Hydro: Y Gas: N Phone: Y Water: Well Water Supply: Dug Well Sewer: Septic Spec Desig: Unknown Farm/Agr: Mixed Use Waterfront: None Retirement: Oth Struct: Aux Residences Barn
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#	Room	Level	Length (m)	Width (m)	Description		
1	Living	Ground	7.32	x 5.33	Fireplace	W/O To Patio	Cathedral Ceiling
2	Dining	Ground	5.49	x 3.66	Fireplace		
3	Kitchen	Ground	5.49	x 2.13	Pantry	Combined W/Dining	Modern Kitchen
4	Prim Bdrm	Ground	5.18	x 3.96	6 Pc Ensuite	Fireplace	W/O To Patio
5	Office	Ground	5.18	x 3.35	B/I Desk	B/I Shelves	
6	Sunroom	Ground	3.35	x 2.84	Stainless Steel Sink		
7	Foyer	Ground	6.09	x 2.74			
8	Br	2nd	5.49	x 4.27	Semi Ensuite	His/Hers Closets	
9	Br	2nd	5.18	x 3.96	L-Shaped Room		

Client Remks: Presenting A 300+ Acre Hobby Farm With A 3,859 Sq/Ft, 6-Bedroom Main House, Including A 1,343 Sq/Ft In-Law Suite. Features Include A Classic Barn, An Inground Pool, And A Dedicated Workshop For Automotive And Woodworking Activities. The Expansive Land Is Suitable For Farming And Hands-On Projects. Notably, The Property Is Equipped With Solar Panels, Providing An Additional Income Stream. A Creek Runs Through The Premises, Enhancing The Natural Appeal. Explore The Potential Of This Versatile Property, Where Comfort Meets Functionality.

Extras: Note Hydro Easement
Inclusions:
Exclusions:
Rental Items:
Brkage Remks: Listing Being Sold As-Is Where-Is. Court Order Receivership Sale- Do Not Walk Property Without Appointment- Email Offers To Mattgrealtor@gmail.com Include Sched B and D

KELLER WILLIAMS REAL ESTATE ASSOCIATES Ph: 905-949-8866 Fax: 905-949-6262
 1939 Ironoak Way #101 Oakville L6H3V8
 MATTHEW GABRAIEL, Salesperson 416-400-9579
Contract Date: 1/02/2024 **Condition:** **Ad:** Y
Expiry Date: 5/31/2024 **Cond Expiry:** **Escape:**
Last Update: 1/02/2024 **CB Comm:** 2.5% **Original:** \$2,999,000