

Welcome To 13065 Highway 62

A STUNNING ESTATE IN HASTINGS COUNTY

Notable Features

Stunning 123 acre estate consisting of 3 separate parcels and 18' of water frontage on Moira Lake. An incredible setting ideal as a private country retreat or family compound. The original farm house has been extensively renovated, and the 2 newer additions artfully display an abundance of luxury finishes and attention to detail. A total of 6 bedrooms, 8 bathrooms, 2 full kitchens, multiple living & entertaining areas, home theatre room, home gym, elevator, expansive decking and 2 built-in garages. This spectacular assemblage also features a tennis court, pool, barn, lush grounds, gardens and so much more. A rare opportunity for the discerning Buyer. Located within 2 hours of the GTA.

• **Farmhouse Wing - Main Floor**

- Built late 1800's - early 1900's - renovated & re-insulated in 2018
- Addition with family room, sunroom & laundry built in approx. 1976
- Living room with pine plank flooring, natural gas fireplace & garden doors to the yard
- Kitchen - "rugged cement" Corian countertops, 2 dishwashers, gas stove, double built-in oven, centre island, exposed beams, door to stone front porch.
- Family Room - with decorative (not functional) woodstove, hickory flooring
- Butler's Pantry
- Laundry Room - built in cabinetry (updated approx. 2013/2014)
- Powder Room - hardwood flooring (updated approx. 2013/2014)
- Rear Hallway - tile flooring with door to the yard. (updated approx. 2013/2014)
- Sunroom - updated approx. 2000, heated tile flooring (electric hot water), garden doors to backyard
- Basement - partial basement under kitchen, the remainder is crawl space.

• **Farmhouse Wing - Second Floor**

- 3 bedrooms - all with plank flooring and closets.
- Washroom - 5 piece - plank flooring, window updated in 2018.

• **Business/Hobby Area - Main Floor**

- Built approx. 2010
- Main Entry Foyer/Hallway/Library - tile flooring, bright and spacious, front foyer closets, stairs to upper level and entry to studio/workshop areas.
- Quilting Studio - hardwood flooring (solid hickory), walk out to yard.
- Powder Room
- Workroom/workshop - pine flooring, ample storage
- Office & rear entry door

Welcome To 13065 Highway 62

A STUNNING ESTATE IN HASTINGS COUNTY

- **Business/Hobby Area - Main Floor (continued)**

- Separate storage room with sink (was originally a paint room)
- Side entrance foyer with tile flooring and elevator to upper level
- Rear garage - (currently used for ATV/material storage), 2 roll up doors. Wood, extra trim etc on rack will stay with house. Gladiator storage, wall rack & work bench are excluded.
- Front garage - 6 car tandem style, with heat, central air, hot & cold water

- **Main Living Wing - Second Floor**

- Great Room - walk through from party room in south addition. Gas fireplace with stone surround. Projector & drop down screen. Tower units/control centre for smart home system. (projector replaced in 2022)
- Dining Room - open concept with great room & kitchen
- Kitchen - centre island plus separate breakfast bar & coffee bar. 2 dishwashers, double oven, gas cooktop, granite countertops, warming drawer
- Walk-in pantry area - open shelving & stand up fridge
- Washroom - 5 piece with heated tile flooring (electric radiant)
- Den (currently used as a guest bedroom)
- 2 additional bedrooms on west side - both featuring 3 piece ensuites with heated tile flooring (electric radiant) and walk-outs to the rear deck
- All doors in the areas listed below in this section are wheelchair accessible
- Theatre room - seats 15 people - leather recliners and separate mechanical room behind screen
- Gym - hardwood flooring, mirrored wall, access to mechanical room for theatre
- Hallway - hickory flooring, cleaning/storage closet, powder room
- Master Suite - hickory flooring in bedroom, stone feature wall, walk out to south deck, walk-in closet, 5 piece ensuite with heated tile flooring (electric radiant)
- Laundry Room - with built-in cabinetry
- Party Room - gas fireplace with stone surround. Expansive bar area with dishwasher, ice machine, 2 wine fridges, heated countertops. Ample room for multiple seating areas, pool table/games. Walk out to west deck & screened room on south side.
- Screened-in Room - access to party room as well as south and west decks.
- West Deck - with gas hookup for BBQ & BBQ cover/shelter

Welcome To 13065 Highway 62

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Inclusions:

- All appliances in original farm house kitchen
- Washer & dryer in original farm house laundry room
- All appliances in addition kitchen
- Washer & dryer in addition laundry room
- Theatre room equipment & screen, recliners. (end tables are negotiable)
- Projector & screen in great room
- BBQ shelter on west deck
- 2 fixed sun shades/umbrellas in pool area
- 1 fixed sun shade on west deck
- extra trim/building materials that were used for the home in rear garage
- Docking system (located at waterfront lot)

Negotiable:

- Other furnishings - negotiable
- Gym equipment - negotiable
- End tables in Theatre room

Exclusions:

- Gladiator storage, clip on accessories for wall boards & work bench in rear garage.
- Entire bedroom set in west guest room of original farmhouse
- White bedroom set in east guest room of addition
- All quilting equipment and supplies/materials
- Gym equipment
- Stand up fridge in addition main living area pantry section
- Antique "Robin Hood Flour" sign in Farmhouse kitchen
- Drapes in master bedroom & east guest room
- Freestanding wine fridge in party room
- rooster on front porch
- All TV's
- Quilt batting rack in workroom
- Master bedroom furniture set
- Stand up freezer in farmhouse pantry
- Decorative quilt panel on barn

Welcome To 13065 Highway 62

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Additional Features

- Approx. 123 Acres consisting of 3 separate parcels
- 18 feet of waterfrontage on Moira Lake
- 67 Acres of farmland rented to a local farmer (\$1,000/year)
- Security gates, cameras & motion detection - (security system is monitored)
- Landscape lighting throughout gardens & along driveway
- LED lighting around house exterior
- Irrigation/Sprinkler system - fed from private pond (pump replaced June 2023)
- Sound system throughout home (interior & exterior)
- 2024 - \$42,000 upgrade for majority of home entertainment equipment
- 2025 - Window Screens replaced
- 2026 - New hot water tank in Farmhouse Wing
- 2 natural gas back-up generators (one for original farm house, one for the newer additions)
- Heating/Cooling
 - original farmhouse - natural gas forced air & central air
 - both additions - geothermal furnaces (with forced air)
- Central Vacuum throughout (3 systems)
- Elevator from main to upper level (serviced annually)
- Dishwashers (in addition) replaced in 2022
- South & Centre additions - Hardie Board siding exterior (re-painted in spring 2024), asphalt shingle roof (roof age approx. 2011)
- Original farm house - brick exterior, asphalt shingle roof (roof age approx. 2018)
- Detached garage - built approx. 2011 - has hydro but not insulated or heated.
- Original Barn - exterior in good condition - interior would need some repairs prior to housing animals.
- Driveway - pavement and interlock brick (pavement resealed July 2025)
- Tennis court - resealed every year
- Inground pool - approx. 15 years old. Interlock brick around pool area with multiple seating areas with large sunshades/umbrellas. Separate screened room (built 2023). Fully fenced with 3 gates to access from yard. Log cabin (original to the property) houses the pool equipment and pump. Access to the pool area from the original farm house as well as the sunroom.
- Hot tub on north deck (door to the sunroom)
- Apple orchard and raised garden beds to the north side of the pool area.
- **Service Providers:**
 - Natural Gas - \$294/month (average) - Enbridge
 - Hydro - \$660/month (average) - HydroOne
 - Security system monitoring - \$39/month - Alliance Security
 - Internet - \$175/month (average) - Bell (line of sight - tower is close by)
 - Television - Shaw Satellite

Welcome To 13065 Highway 62

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- **Service Providers continued:**

- Water - one drilled well - serves the entire home - located in basement of new addition, under the workshop area - current owner has never had any issues with water quantity or quality. Water softener & UV system replaced in 2021.
- Septic - 3 septic systems - one for original farm house and two for the newer addition. All pumped in May 2022.
- Property Taxes - 2025 - \$24,251.75
- Private road fee - \$180/year - Blakely Lane is a cottage road which leads to the waterfront and additional land parcels

Offered At \$3,649,000.00

Leslie Abernethy, Broker & Iris Andrews, Broker
Sotheby's International Realty Canada, Brokerage
705.632.9404 613.969.2044 800.303.1044
www.sothebysrealty.ca

			
ANDREWS		BERNETHY	
IRIS ANDREWS Broker iandrews@sothebysrealty.ca 613.969.2044		LESLIE ABERNETHY Broker 705.632.9404 leslie.abernethy@sothebysrealty.ca	

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