Refined Country Living With Panoramic Escarpment Views

1952 Nottawasaga Concession 6 N, Clearview

Property Description

Solid brick farmhouse built in 1900, fully renovated inside and out, offering over 2,800 sq ft of finished living space. Set on a private 2.6-acre parcel in the heart of Clearview Township, this classic home blends timeless character with modern design. Surrounded by mature trees and sweeping countryside, the property captures breathtaking 180-degree views of the Niagara Escarpment, with stunning sunsets and the evening lights of Blue Mountain Resort in the distance.

Thoughtfully reimagined from top to bottom, the home showcases quality craftsmanship and elevated finishes throughout. The main level features an open-concept design with soaring cathedral ceilings and a striking propane linear fireplace. Expansive windows flood the space with natural light while framing the surrounding landscape. The beautifully appointed kitchen includes a large centre island, quartz countertops, and stainless steel appliances—ideal for both everyday living and entertaining. A statement mono staircase with glass railing adds a refined architectural touch, while multiple walkouts lead to three newly built decks, seamlessly connecting indoor and outdoor living. A convenient 3-piece bathroom completes the main floor.

The upper level offers two spacious bedrooms and a well-designed Jack and Jill 4-piece bathroom, complete with a soaker tub and standalone shower.

The fully finished lower level extends the living space with a bright family room, additional bedroom, office, and large windows, all complemented by durable luxury vinyl flooring—bringing the total to 3 bedrooms.

Extensive upgrades completed between 2023–2025 provide peace of mind, including new windows, doors, roof, insulation, well, septic system, and mechanical systems. In-floor heating in the bathrooms, a comprehensive water treatment system, air exchange, and an on-demand hot water system ensure comfort and efficiency year-round.

Ideally located just minutes to the Blue Mountains, Collingwood, Wasaga Beach, and the charming Village of Creemore, you'll enjoy easy access to skiing, beaches, trails, dining, and boutique shopping.

Additional Home Information

Property Features:

Lot Size: 2.6 Acres
Style: 2-Storey Detached Farmhouse
Bedrooms: 2 + 1
Bathrooms: 1-4 piece & 1-3 piece
Square Footage: Approx. 2,226 sq ft
Year Built: Circa 1900 (Extensively Renovated)
Taxes: $3,381 (2025)
Parking: Up to 15 Vehicles
Water: Drilled Well
Septic: New System (2024)

Utilities

- **Hydro:** Approx. $80/month
- **Propane:** To be verified

Kitchen & Living:

- Brand new kitchen with centre island
- Quartz countertops
- Stainless steel appliances
- Modern finishes throughout
- Ideal for entertaining
- Dining area open to kitchen

Exterior Features:

- Newly graded driveway
- Installed weeping and drainage systems
- Painted brick & fieldstone foundation
- Multiple decks & porches (2025)
- Area for a future hot tub
- Private with Escarpment Sunset Views
- Planted mature trees for privacy

Interior Highlights

- Soaring cathedral ceilings
- Open to above
- Propane linear fireplace
- Striking mono staircase with glass railing
- Large windows showcasing escarpment views
- Open-concept layout
- 3 bedrooms + office
- Fully finished lower level with family room
- Luxury vinyl flooring throughout house
- In-floor heating in both bathrooms
- Upper-level laundry

Recent Upgrades (2023 - 2025)

- Windows, doors & shingles
- Drilled well (2023)
- Septic system (2024)
- Insulation R60 in roof
- Insulation R40 & soundproofing in walls
- Footings & foundation improvements
- 200 amp electrical breaker panel
- On-demand hot water system (owned)
- Air exchange system
- Full water treatment system (UV, softener, filtration)
- Kitchen and appliances

Inclusions:

- Fridge
- Stove
- Dishwasher
- Dryer
- Washer
- Existing light fixtures
- Propane tank
- Hot water on demand
- Water softener and UV light
- Sea container (optional)

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Additional Home Information

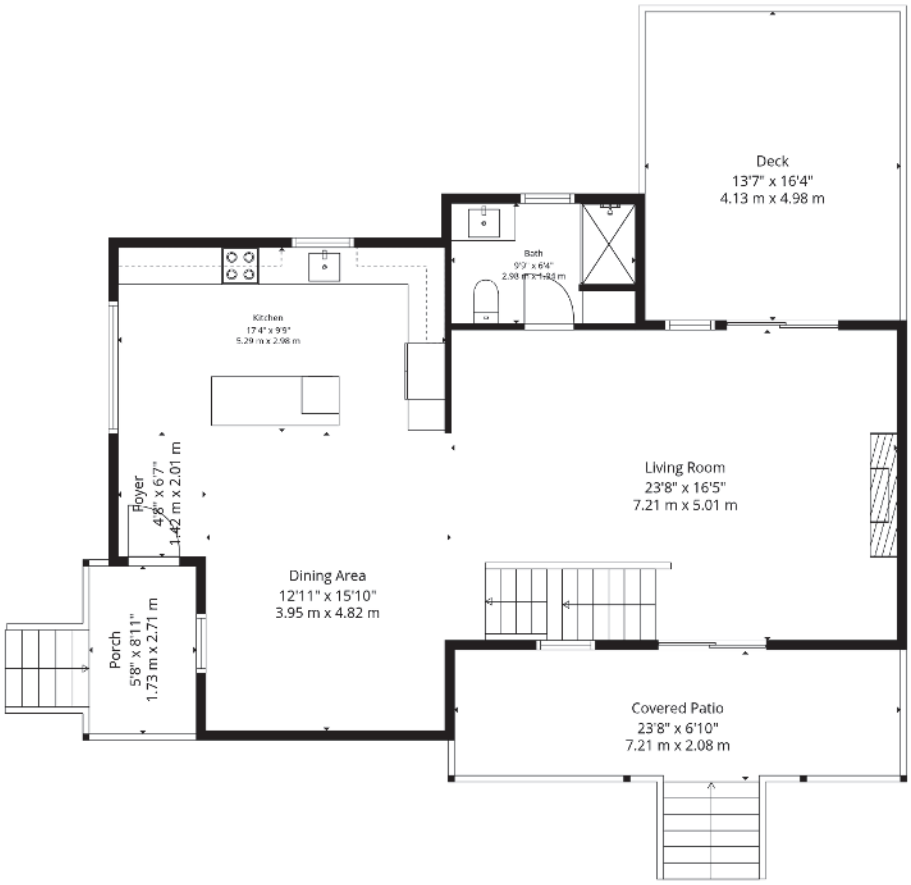
Additional Features

- Forced air propane heating
- Central air conditioning
- Fireplace (propane insert)
- Air exchanger
- Water Softener & treatment system
- Sump pump
- Smoke & carbon monoxide detectors

Location Highlights

- Minutes to Collingwood
- Close to Wasaga Beach
- Near Creemore & Blue Mountain
- Skiing, golf & trails nearby
- Quiet rural setting with easy access to amenities

Main Floor



Total GLA: 1454 sq. ft, 135 m2 | Total: 2811 sq. ft, 261 m2
Basement: 713 sq. ft, 66 m2 (Excluded areas 121 sq. ft, 11 m2)
1st floor: 933 sq. ft, 87 m2 (Excluded areas 477 sq. ft, 44 m2)
2nd floor: 521 sq. ft, 48 m2 (Excluded areas 342 sq. ft, 32 m2)

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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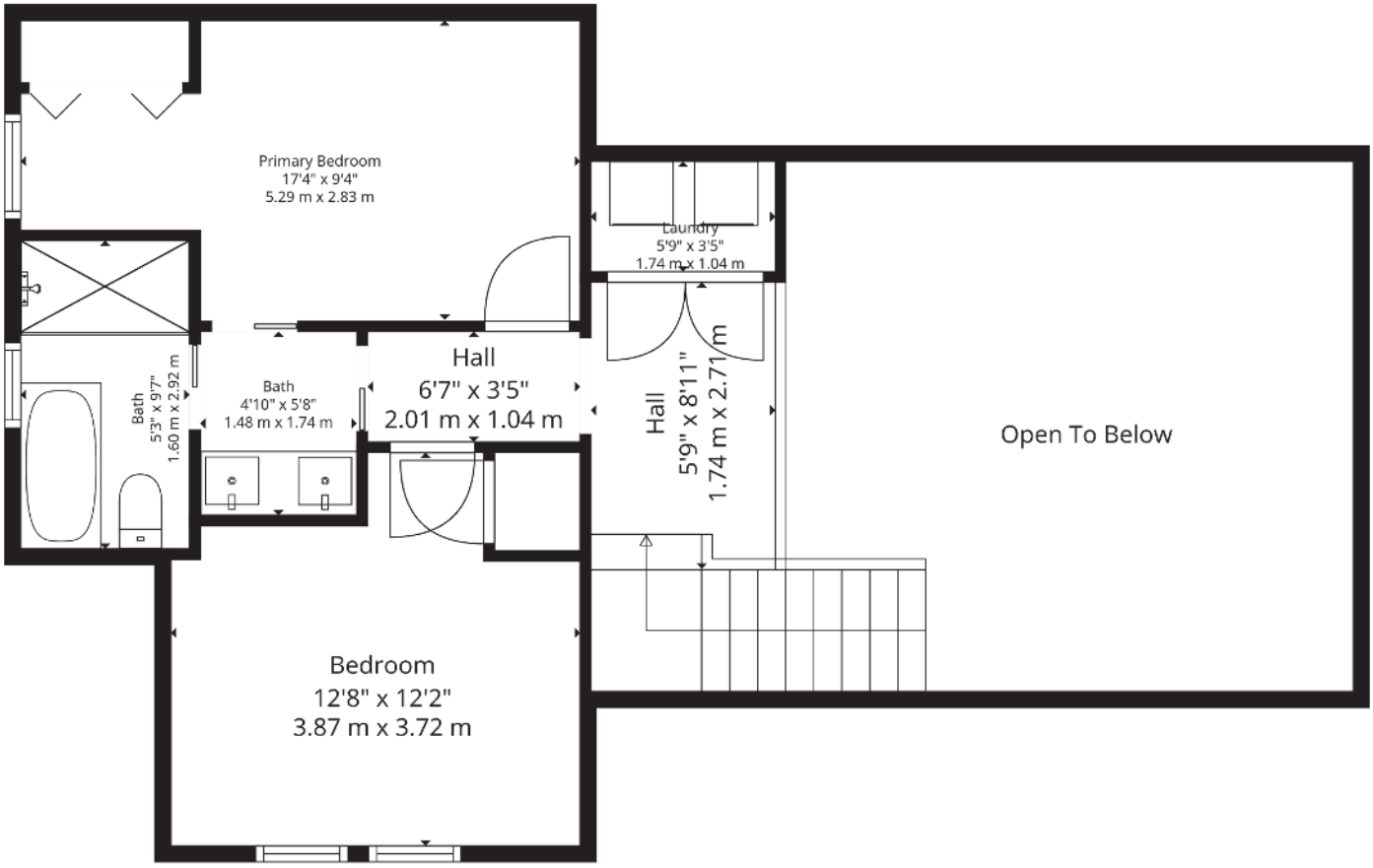
Second Floor



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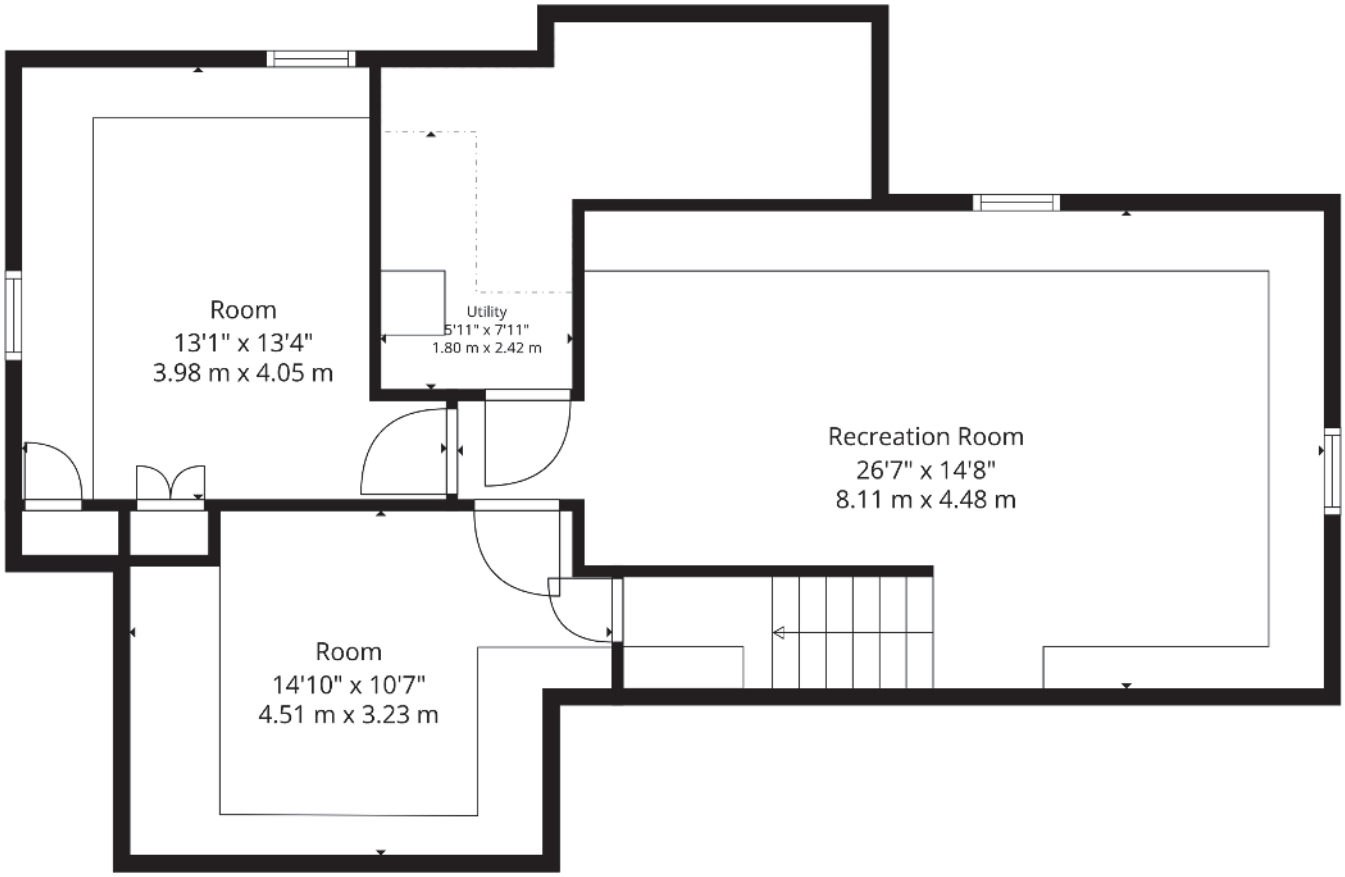
Basement



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