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RE/MAX First Realty

3259 Kirk Rd, Hilliers

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CLICK HERE Wett Certificate

CLICK HERE Residential Property Disclosure Statement

CLICK HERE Rural / Outbuilding Property Disclosure Statement

CLICK HERE Title and contents with explanations

CLICK HERE AutoProp

CLICK HERE Site Surveys

CLICK HERE Septic

CLICK HERE Geotech - Dewatering

CLICK HERE Occupancy certificate

CLICK HERE A1 Zoning Explained

CLICK HERE Owner Builder Declaration

Exceptional 13.5-acre country estate offering endless possibilities! Quality-built in 2021 by an experienced builder and framing professional, this impressive home reflects pride of craftsmanship. The detached studio offers excellent potential for conversion to a self-contained suite for family or rental income, subject to approvals. Car enthusiasts and hobbyists will love the three-bay garage with adjoining workshop, ideal for vehicles and projects. Equestrian features include a two-stall barn, riding corrals and an attached chicken coop ready for your flock. A fenced garden area including 30 raised garden beds ideal for the green thumb of the family. Acres of sunny cleared area offer exciting potential for a blueberry farm or intensive greenhouse operation, supported by a separate well for irrigation. This versatile acreage is ideal for farming, hobbies or private country living!

Home

- 1,728 sq. ft. home with three bedrooms and two bathrooms.
- Built in 2021.
- New home warranty and builder's declaration.
- Level entry with inset floor joists for a step-free entrance.
- Crawl space will be fully sprayed with microbial spray prior to end of December

Studio

- Multipurpose space previously used as an art studio, bakery, and soap-making studio.
- Equipped with a 60-gallon hot water tank, stove hookup, industrial three-compartment sink, large stainless-steel sink, countertop, and full hood fan.
- Existing oven remains and can be reconnected.
- Includes a toilet and sink; no bathtub or shower.
- Currently unoccupied, with potential for conversion to a secondary suite, subject to required approvals and renovations.
- Level entry with inset floor joists for a step-free entrance.
- Crawl space will be fully sprayed with microbial spray prior to end of December

Three-Bay Shop

- 600 sq. ft. shop.
- 200-amp electrical service.
- Exterior water tap; no interior water supply.
- Interior plumbing would require connection to the septic system.
- Shop doors to be installed prior to year end.

Barn

- Supported on pier blocks and not included in the building permits.
- Includes a finished chicken coop.
- A single electrical circuit supplies two lights and two outlets.
- Siding on the face of the barn to be installed prior to year end.
- White post and rail to be installed around paddock.

RV Site

- 50-amp electrical service.
- Small septic field.

Greenhouse and Gardens

- Approximately 30 raised garden beds enriched with composted horse manure.
- Cedar sawdust and shavings between the beds.
- Garden enclosed by deer fencing approximately seven feet high.
- Beds are hand-watered from an exterior tap supplied by the pump house.

Well and Water System

- 12-foot shallow well with no installed filtration system.
- According to the owners, the well has never run dry, including during dry summers, and has never dropped below six feet of water.
- Heavy use can exceed the well's recovery rate; the owners report that it generally recovers overnight.
- Fine white sand was backfilled around the well casing to form a surrounding sand layer.
- Water system includes a large pressure tank, a smaller tank in the home's crawl space, and another small tank above the studio's hot water tank.
- Electrical service at the well site remains to be confirmed.
- The second well is 4ft X 12ft deep. Has a good recovery rate of 5 gall / min. Was to be used for irrigating the front Blueberry sites. To be used in conjunction with cistern.

Electrical shed

- Siding on the face of the barn to be installed prior to year end.

Storage Buildings

- Two storage buildings on concrete pads rather than foundations, described by the owners as temporary, non-permanent structures.
- Both buildings remain with the property.
- Each has one light and one electrical outlet.
- One includes shelving.
- One is insulated and has a small oil heater used occasionally during winter; the other is no longer insulated.
- One building was cleaned out following rodent intrusion. Some remaining items are to be removed.

Property

- 13.5 acres, including approximately three acres within the riparian area.
- The upper area has access to water and was cleared with farming in mind, with potential for blueberry cultivation.
- Entrance to rear of property beside large boulders off of Hilliers Rd. A neighbouring driveway is encroaching on the property.

Front Agri Area.

- Planned for a Blueberry high intensive production area.
- Had planned on a drip fertilization system along with a drip watering system.
- The second well is 4ft X 12ft deep. Has a good recovery rate of 5 gall / min. Was to be used for irrigating the front Blueberry sites. To be used in conjunction with cistern.