

1073 Line 11 N, Oro Medonte, Ontario



ENGEL & VÖLKERS®

This beautiful rural homestead was originally built in 1900. Between 2001 – 2003 the entire home was completely renovated from the concrete in; creating inviting living spaces while maintaining the original layout and design with a European Flair.

The home is uniquely constructed of poured concrete being eighteen inches at base and tapering off to nine inches when reaching the third storey.

All doors and windows are double framed, steel roof with stick framing and insulated with Roxul.

Roxul Insulations is non-combustible with a melting point of approximately 2150 degrees Fahrenheit, excellent sound absorbency, fire resistant, does not rot or promote growth of fungi or mildew, low moisture absorption, chemically inert; non-corrosive, water and moisture resistant, CFC and HCFC free, product and process, made from natural & recycled materials. All bulk heads are insulated as well.

Hydro: 2 – 200 amp Panels; wiring g/12. Hydro is underground. Vacant conduit on second panel.

Electric Fencing: 14,000 feet at 9.9 volts, 2-3 strands. 3000 feet page wire fencing.

Back up Diesel generator that operates all major systems.

Geo Thermal Heating with 5-6 Ton System. As well, a woodstove in the basement with unique system for warm air to pass through, throughout the cold air returns, or could be run through regular duct work. Living Room has a propane fireplace.

Water: The well was constructed to go below bedrock at 368 feet to ensure non contaminated water at all times. Pump tests at or over 10 gallons per minute.

Septic: The septic system is oversized to allow room for expansion. All documented with paperwork.

Propane Tank: 1500 Litre.

Hot water tank is Propane. 40 Gallon Pressure Tank.

Thirteen hard wired fire alarms as well as four additional alarms connected with security company.

Three security camera's.

High Speed CAT and Co-axial cable throughout the home.

All Lighting is LED.

Ceiling Heights: Main Floor: 9 ft., second floor: 8 ft., third floor: 9 ft.

Main Floor

Kitchen: 11.6 x 13 Porcelain floor, concrete counters, ash cabinetry.

Eat In dining: 12.3 x 19.6 White Oak floor.

Living Room: 13.3 x 19.2 White Ash Flooring, propane fireplace.

Dining Room: 22.5 x 11, White Ash Flooring, double French doors.

Second Floor Left Wing

Bedroom 1 : 10.2 x 11.6

Bedroom 2: 10.2 x 10.2

Bedroom 3: 18.10 x 10.2 with 2 pc ensuite

Second Floor Right Wing

Bedroom 4: 10.9 x 10.2

Master Bath: 16.3 x 6.3

Third Floor

Bedroom 5: 11.2 x 28.3

Bedroom 6: 20.4 x 15.8

Bath: 3 pc. Shower

Property

108 Acres

53 Acre Wood Lot is EP

55 Acres Workable; Soil Class 1,2,3

This property has been chemically free for 11 years, lends itself to organic/biodynamic farming principals.

Plantings: Thousands of grapes with varieties planted in 2003-2007

Varieties of Crab Apple Tree

On the grounds: raspberries, haskap, rhubarb, gooseberries.

Plantings:

On 12 Acres Surrounding Home: Tiled drained.

Rows are 10ft apart, vines 2 pieces spaced, each row bed is 2 ft wide. All own rooted with leaf.

71-73 Trobadour

71-73 ES – 8-2-43 (Elmer Swenson)

48 St. Croix

48 St. Croix

48 Frontenac Girls

48 Frontenac Girls

48 Sabrevois

48 ES 6-16-30

48 DM 85-21-1 (David McGregor)

48 Vandal Cliché

60 Frontenac

60 Frontenac

60 Frontenac

60 Frontenac

2009 Sovereign Coronation Seedless

Backo Noir

Chambourlin

Castel

Marchael Folk

3 King of the North (mother plants)

61 GM 318

63 GM 318

63 GM 318

63 GM 318

60 De Chaunac

60 De Chaunac

60 De Chaunac

60 De Chaunac

60 Vidal

60 Vidal

60 Vidal

60 Vidal

20 Marquette

24 Marquette

20 La Crescent

Swenson Redz

1 Jubilie Novgoada

1 Blue Bell

2 Troll Hagen

13 New York

21 Kenjobi

11 St. Croix

4 Beau Fort

4 Stueben

2 Brianna

8 Keewadir

6 Valiant

8 ES 4725

8 ES 517

3 Tango

1 Kay Gray

6 MN 78

1 M Foch

4 Trolenhagen

4 La Crescent

1 Montreal – Blue Seedless

1 Niagara 2008

1 Okanogan Riesling

1 Brianna Keg

1 Candice

1 Cayuga White

1 Seyual Blanc

Einette Seedless

EONA

ES 10-18-30

ES 11-2-58

ES 12-18-6

ES 17-59

ES 5-17

ES 5-4-16

ES 8-2-24

ES 9-5-32

Gr7 Rubianna

Keewahdin

Landel

Manitoba 33

Opal

Ortega

OSDV

Skookum Seedless

Sommerset Seedless

Sovereign Coronation Seedless

Stueben

Suffolk Red

Swenson Red

Swenson Red 2008

Troubadot

V50082

Valiant

Veeblanc

Stuebenz 008

Prairie Stars

3 Du Chaunac

Also in area approximately 20 x 60 meters; crab apple trees excellent for cider.

5 Vietch's Scarlet

7 Scugog Crab

2 King of Pippins

4 Kerr Crab

7 Aley Crab

5 Trail Crab

12 Rescue Crab

5 Cowichon

9 Simcoe

10 Moscow Peat

6 Dolgo

9 Rescue

3 Arctic Red

MM-111/11 for root stock propagation

Variety of fruit plantings of:

Raspberries

Rhubarb

Gooseberry.