



LISA HARTSINK BROKER

COMPASSION LED REALTY TEAM

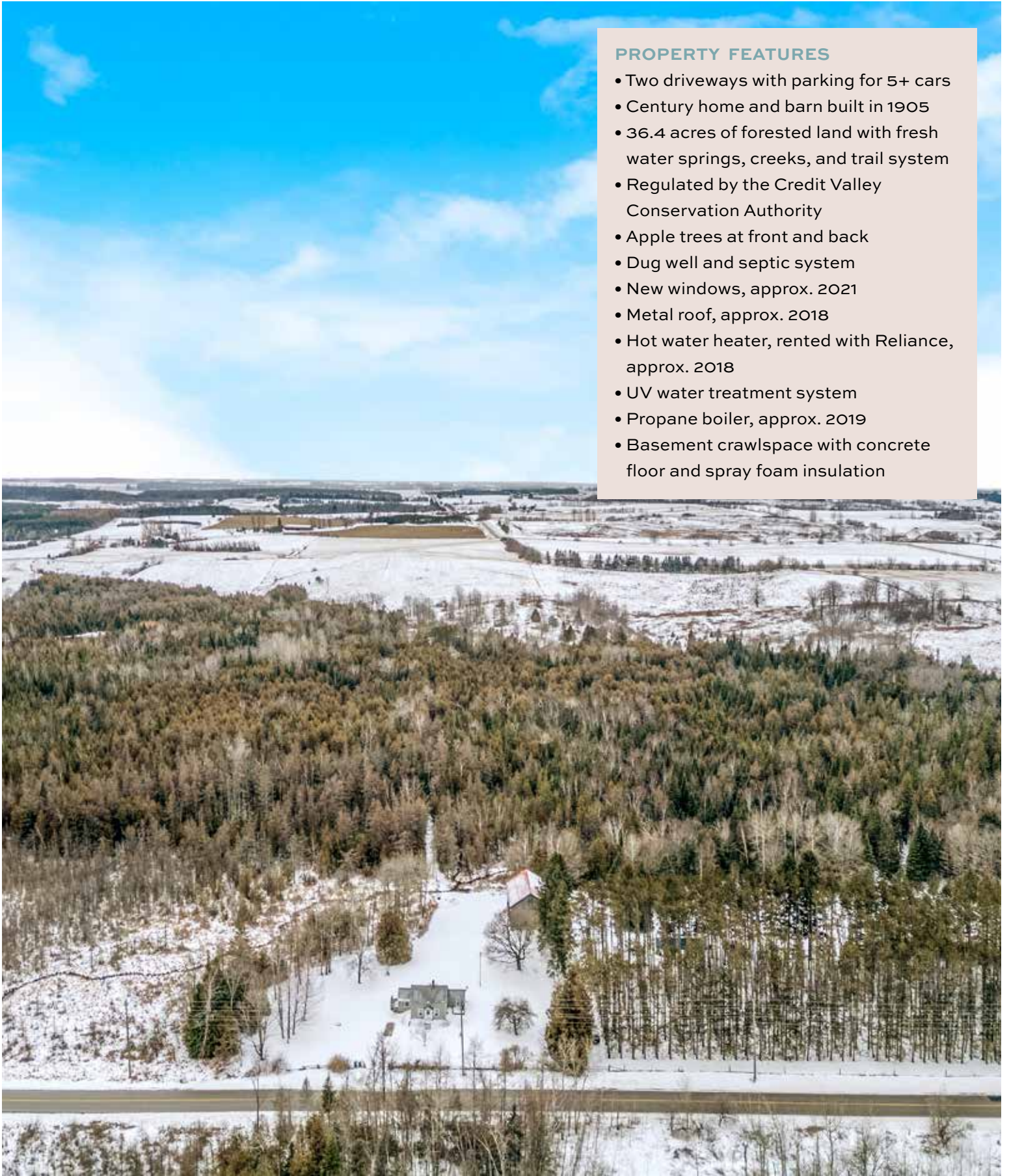


21346 Shaws Creek Rd
Caledon

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PROPERTY FEATURES

- Two driveways with parking for 5+ cars
- Century home and barn built in 1905
- 36.4 acres of forested land with fresh water springs, creeks, and trail system
- Regulated by the Credit Valley Conservation Authority
- Apple trees at front and back
- Dug well and septic system
- New windows, approx. 2021
- Metal roof, approx. 2018
- Hot water heater, rented with Reliance, approx. 2018
- UV water treatment system
- Propane boiler, approx. 2019
- Basement crawlspace with concrete floor and spray foam insulation



Introducing a rare opportunity to own a sprawling 36.4 acre property, off a paved road, nestled in the picturesque Caledon countryside. Only minutes from Orangeville for access to modern amenities and conveniences. This property showcases a charming 1.5 storey century home plus storage outbuilding. Whether you dream of restoring or building your custom dream home, this canvas awaits your vision. Boasting 3 beds, 1 bath, den, and spacious eat-in kitchen, this home exudes warmth and coziness. Unwind in the sunroom with the warm southern exposure. With captivating natural landscapes, private trails meander through the forested terrain and rolling hillside with 2 freshwater springs and creeks—an ideal backdrop for countless recreational activities, including hiking and snowmobiling. Two private driveways provide flexible access to both the home and outbuilding and offer ample space to for all your vehicles and equipment. This property is a unique blend of tranquility and potential, where 36.4 acres of land, a charming century home, and a rustic outbuilding await your imagination.



Broker
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