

5006 Sixth Line

Guelph/Eramosa

LH

COMPASSION
LED LUXURY
LISTING



LISA
HARTSINK BROKER

COMPASSION LED REALTY TEAM

WELCOME TO
5006 Sixth Line Rockwood
TIMELESS COUNTRY ELEGANCE ON 99 ACRES

Step into a life of timeless country elegance at this extraordinary 99-acre estate, centered around an 1875 fieldstone farmhouse thoughtfully redesigned by acclaimed Ontario architect Grant A. Whatmough. Blending historic craftsmanship with modern comfort, this one-of-a-kind rural retreat offers the perfect setting for multigenerational living, small-scale homesteading, hobby farming, or simply embracing peace and privacy in nature.

The home's classic stone exterior and board-and-batten garage addition open into warm, inviting interiors filled with character: hardwood floors, deep stone window sills, a wood-burning fireplace with a hand-built hearth, and expansive principal rooms with 9 ft ceilings. Outdoors, the property unfolds into rolling fields, workable farmland, and a beautifully landscaped backyard anchored by a concrete in-ground marbelite pool (Betz Pools, refinished 2023) and a 7-seat Jacuzzi hot tub.

Dine under the stars beside the stone Quebec-style wood-fired pizza oven or wander through the mature tree lines that frame the acreage. Endless charm. Endless possibility.

A place to grow, restore, and truly call home.



FRONT ENTRY



LIVING ROOM

KITCHEN





KITCHEN / BREAKFAST AREA

This bright kitchen and eat-in breakfast area features hardwood flooring, Corian countertops with an integrated backsplash, and a centre island with generous storage. A cozy wood-burning fireplace with double glass doors adds warmth to the space, complemented by KitchenAid stainless-steel appliances including an induction cooktop, microwave, dual-drawer dishwasher, and French-door fridge plus a Broan Elite range hood and elegant pendant lighting. With a seamless walkout to the covered stone patio and pool area, this kitchen blends comfort, functionality, and effortless indoor-outdoor living.







PRIMARY BEDROOM

With hardwood floors, geothermal-heated tile, and cedar-lined closets including extra storage in the adjoining 4-piece ensuite with heated floors and a glass shower this room blends comfort and function. A walkout to the covered patio overlooking the pool with pendant lighting, a cistern-fed sink, and basement access complete this bright, multi-purpose space ideal for lounging, fitness, or plant-filled living.



BEDROOM 2



BEDROOM 3



BEDROOM 4



BEDROOM 5





BATHROOMS

Thoughtfully updated bathrooms throughout the home include a radiant-heated 4-piece family bath with tub/shower combo, Corian vanity, and built-in cabinetry with laundry. A bright 3-piece bath offers a step-in glass shower and Corian vanity, while the charming 2-piece powder room is finished with slate flooring and a porcelain-tiled single vanity.



EXTERIOR

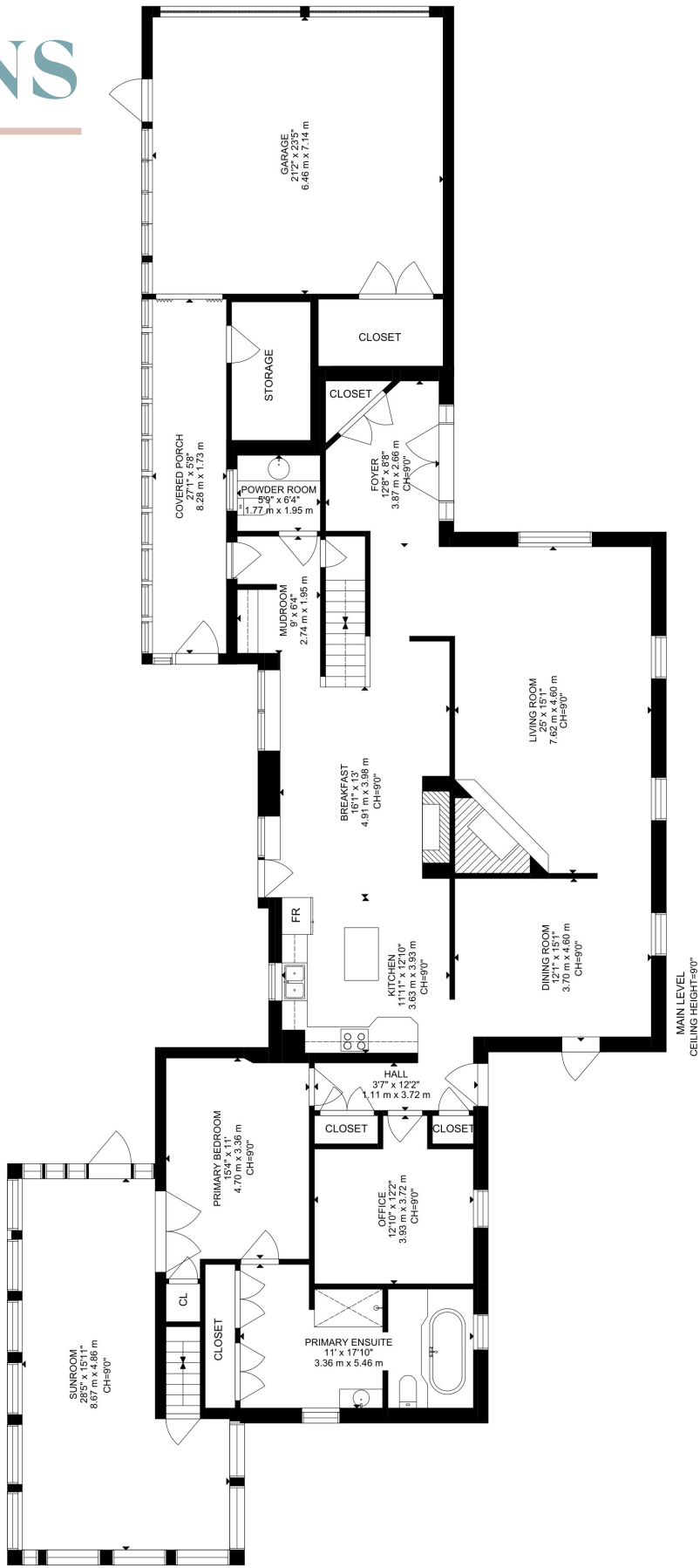
The exterior of this property offers a truly remarkable blend of recreation, charm, and countryside beauty. The grounds include a character-filled 1860 barn with its original hayloft and stall structure intact, complete with power and water service (as-is), offering excellent potential for horses, storage, or creative repurposing. A Westeel-Rosco “Yellow Top” grain bin with a 2022 steel door provides unique farm-stay conversion opportunities, accompanied by two insulated chicken coops. The property spans approximately 99.16 acres, including 52 workable acres leased to a tenant farmer (with winter wheat, corn, and soybean rotation), plus a peaceful 21-acre woodlot planted under the Woodlands Improvement Agreement. No livestock are currently on the property, presenting endless flexibility for future use..



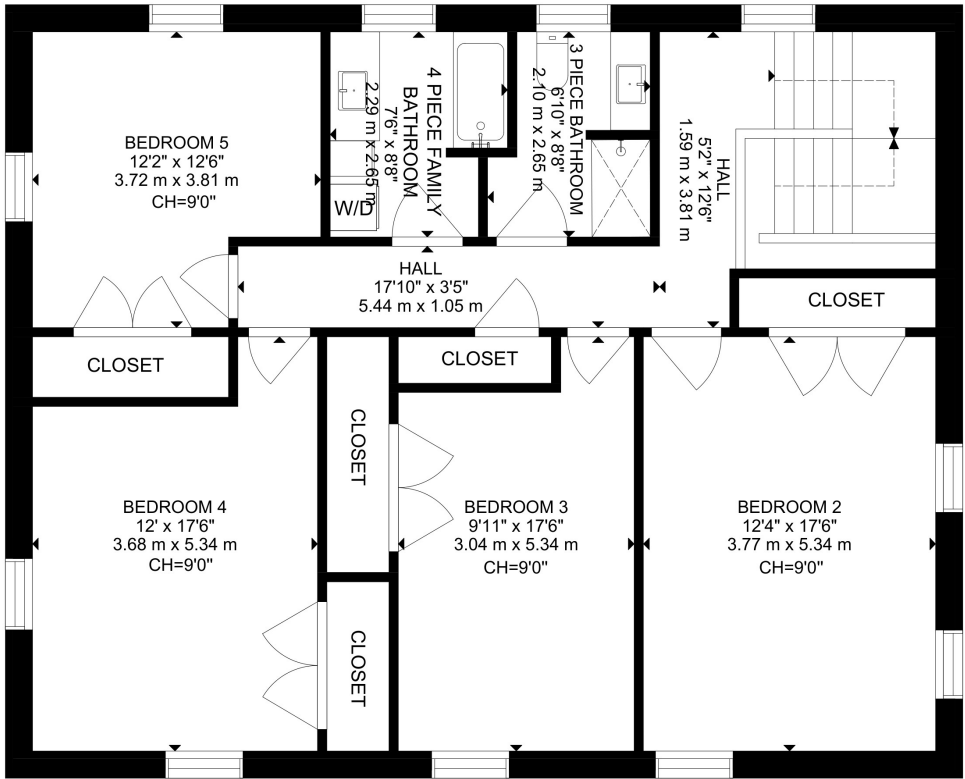


FLOOR PLANS

MAIN LEVEL



UPPER LEVEL



LOWER LEVEL



HOUSE FEATURES

MAIN LEVEL

FRONT EXTERIOR

- Mature perennial gardens, nursery stock trees, and landscaped beds

FRONT ENTRY

- Double-door entry with overhead lighting
- Slate flooring
- Tall baseboards
- Double closet with solid wood doors & brass handles
- Deep window sills

LIVING ROOM

- Hardwood flooring
- Wood-burning fireplace with insert
- Large windows overlooking side yard
- Deep window sills - farmhouse style
- Large room with 9 ft ceilings

KITCHEN / BREAKFAST AREA

- Hardwood flooring
- Eat-in breakfast area
- Corian countertops with integrated backsplash
- Centre Island with storage
- Wood-burning fireplace with double glass doors
- Kitchen Aid Stainless-steel appliances (induction cooktop stove, microwave, dual-drawer dishwasher, French door fridge)
- Broan Elite stainless steel range hood
- Pendant light fixture
- Walkout to covered stone patio and pool

DINING ROOM

- Hardwood flooring
- Open layout with walk-through to kitchen
- Overlooks backyard

- Pendant and wall sconce light fixtures
- Walkout to hot tub area

PRIMARY BEDROOM

- Hardwood flooring
- Cedar-lined double closet + additional ensuite closets
- Walkout to covered patio
- 4-piece ensuite with heated tile floors, glass shower and jetted soaker tub

OFFICE / STUDY

- Built-in bookcases
- Hardwood flooring
- Overlooks hot tub and backyard

SUNROOM

- Tile flooring with radiant infloor heating using Geothermal
- Pendant light fixtures
- Sink with water hookup from cistern
- Staircase access to basement
- Bright, versatile space (ideal as sitting room, gym, or greenhouse)
- Walk out to covered stone patio and pool

2-PIECE POWDER ROOM

- Slate flooring
- Single vanity with porcelain tile

MUDROOM / BACK ENTRY

- Enclosed back hall entry ideal for coats, boots, and garden access
- Cedar-lined storage closet (former sauna) for pool and seasonal items

- Interior access

ATTACHED GARAGE

- Double garage with two doors

SECOND GARAGE / SHED

- Double garage currently used for storage

UPPER LEVEL

- Bright and airy layout with newer hardwood floors and pot lights throughout
- Large double-hung windows for cross ventilation
- Solid wood doors and Tall ceilings throughout

HALLWAY

- Wood stairs and railing
- Large linen closet
- Pot lights and ceiling fan with remote

2ND BEDROOM

- Hardwood flooring
- Double closet
- Overlooking front yard and side yard

3RD BEDROOM

- Hardwood flooring
- Double closet with attic hatch
- Wall sconce light fixture
- Used as office

4TH BEDROOM

- Spacious layout
- Hardwood flooring
- Double closet
- Overlooking pool

5TH BEDROOM

- Hardwood flooring
- Overlooking backyard

4 PIECE FAMILY BATHROOM

- Tile floors with radiant infloor heating
- Tub/shower combo with tile surround & glass pivot door
- Updated vanity with Corian countertop
- Vanity lighting and potlights
- Built-in cabinetry
- Stacked GE washer/dryer

3 PIECE BATHROOM

- Tile floors
- Step in shower with glass doors
- Updated vanity with Corian countertop
- Vanity lighting

BASEMENT

- Unfinished, full height
- Access to additional double garage
- LG washer & dryer (secondary set)
- Clean, dry storage with workshop potential
- Access from sunroom and main staircase
- Cold room with motion lighting and shelving
- Concrete floor storage

BACKYARD

- Concrete in-ground marbelite pool by Betz Pools (20 x 40 ft, with diving board), heated with geothermal, refinished 2023
- Hot tub (7-seat Jacuzzi J365, installed 2022)(Negotiable)
- Expansive interlock patio with dining and lounge zones
- Stone Quebec-style wood-burning pizza/bread oven
- Gazebo and mature trees for privacy



ADDITIONAL FEATURES

MECHANICAL SYSTEMS

- Two geothermal systems for heating and cooling (house, pool, and infloor heating)
- Integrated hot water tanks (owned) for the geothermal system, including:
- Preheat tank for whole house
- Separate preheat/heating tank for pool
- Wood-burning stove (operational) in basement

WATER SYSTEMS

- Two drilled Wells
- 140ft (house), 121ft (barn)
- New pressure tank installed 2023 (for balancing water pressure from house + barn wells)
- Constant-pressure controller installed 2024 (house well)
- Cistern for rainwater storage feeding sink in sunroom
- Culligan water softner (owned, installed 2023)
- Well-pressure tanks and filtration system installed 2023-24

SEPTIC & PLUMBING

- Septic System: 7,200 L concrete tank with effluent filter and gravity-fed tile runs (last pumped November 2025)
- Sewage ejector pump for basement plumbing
- Propane hookup with concrete pad ready for tanks

ELECTRICAL

- 220-amp electrical panel with copper wiring + generator hookup

POOL SYSTEMS

- Pool equipment: Hayward MaxFlo VS 500 variable-speed pump

- Sand filter tank

EXTERIOR & GROUNDS

- Steel Roof (Vicwest Series 5000, Dark Brown)
- Stone interlock walkway and front porch
- Gravel laneway and circular driveway with wide entrance to attached 2-car garage (two garage door openers)

OUTBUILDING & GROUNDS

BARN (1860)

- Original hayloft and stall structure intact
- Power and water service (as-is)
- Ideal for horses or other storage possibility
- Westeel-Rosco “Yellow Top” grain bin (steel door 2022) - a great possibility for farm-stay conversion
- Two insulated chicken coops

LAND

- Approx. 99.16 acres total
- 52 workable acres leased to tenant farmer (crop rotation: winter wheat, corn, soybeans)
- 21-acre woodlot planted under Woodlands Improvement Agreement
- No livestock currently on property

Note: The information contained herein has been provided by the home owner and is to be verified by the Buyer.



SCHOOLS

Upper Grand District School Board		Wellington Catholic District School Board	
ENGLISH			
JK - GR08	Rockwood Centennial PS	JK - GR08	Sacred Heart CES
JK - GR05	Harris Mill PS	GR09 - GR12	St. James CHS
GR09 - GR12	John F. Ross HS		
FRENCH IMMERSION			
JK - GR05	École Harris Mill PS	JK - GR06	École Saint-René-Goupil CES
GR06 - GR08	Rockwood Centennial PS		
GR09 - GR12	John F. Ross HS		

School boundary information can be confirmed at:
<https://www.ugdsb.ca/o/ugdsb/page/school-locator>
<https://www.findmyschool.ca/Eligibility>

LISA HARTSINK*Broker of Record*

For me, Quality is not Quantity is the foundation of my success.

As my client, you are guaranteed a personalized Real Estate experience when working with my team! As I work with you from beginning to end of the process, I ensure constant communication and support. You are my number one priority. With my vast Real Estate knowledge and expertise, I will guide you with a compassionate, honest and patient Approach, always allowing you to make the decisions that best work for you.

With an extensive sales and marketing background, and multiple Industry Designations, I ensure your home will be exposed to the market with the latest, most innovative practices available in the Real Estate Industry. Our marketing and communication plans incorporate some of the best, proven methods, to get your home sold.

I can help you buy or sell a house anywhere in Ontario, I am well connected within the Real Estate industry. My primary focus is in the communities of Georgetown, Glen Williams, Acton, Erin, Hillsburgh and Rockwood, but also service Caledon, Milton, Oakville, Burlington, Mississauga and Brampton. From the very start of your search to the day of closing - whether it is a house, townhouse, condo, cottage, farm or commercial property that you are looking to buy or sell - I will be there to assist you with all your Real Estate needs.

You can feel confident you have made the right choice to work with me and my team. I look forward to working together with you to ensure this transition is as smooth as possible for you.

Broker of Record
Compassion Led Realty Team





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COMPASSION LED REALTY TEAM



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COLDWELL BANKER

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