

# 213136 Tenth Line

## *Amaranth*

LH

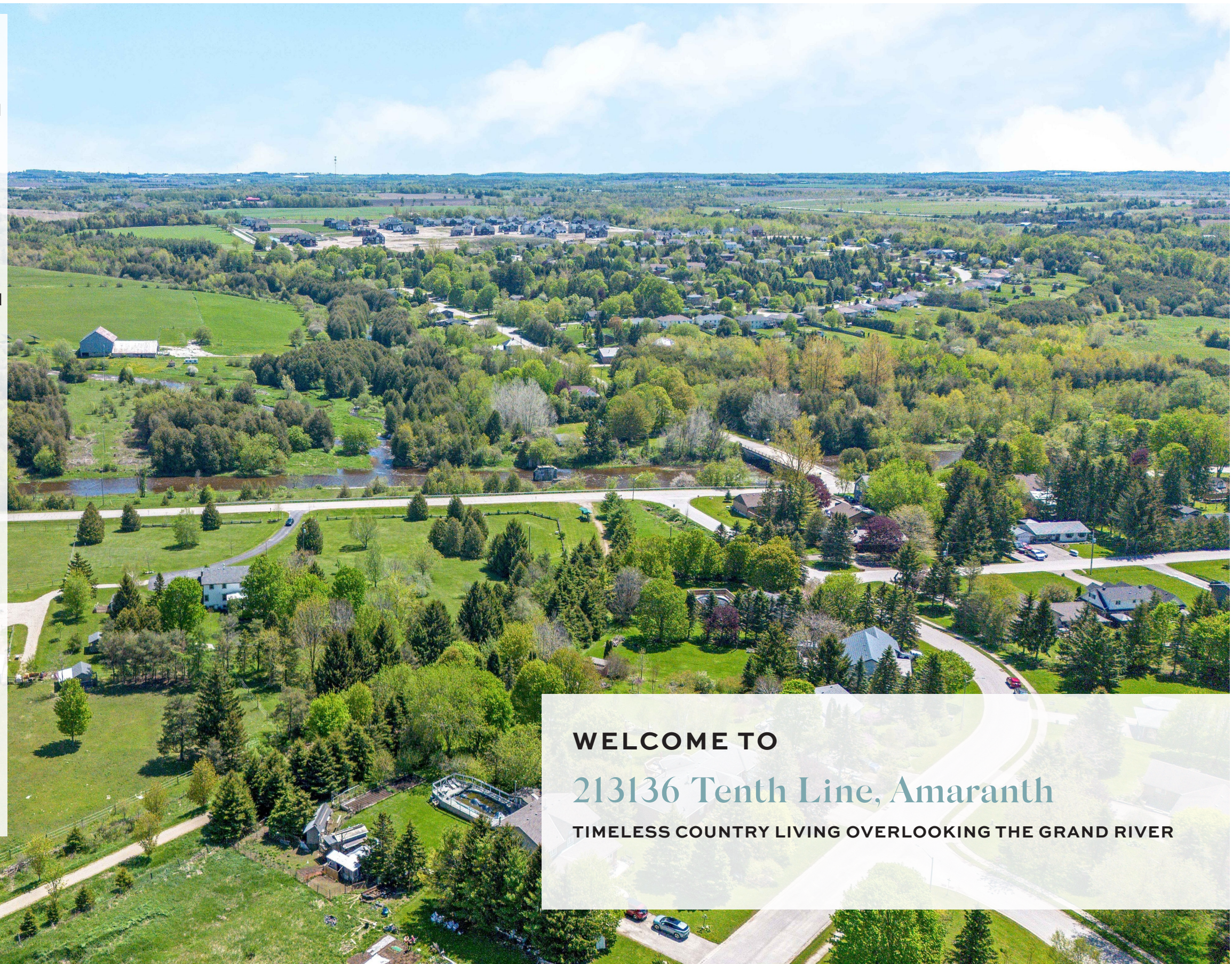
COMPASSION  
LED LUXURY  
LISTING



LISA  
HARTSINK BROKER

COMPASSION LED REALTY TEAM

Set on a spectacular 13.555 acre park-like property overlooking the Grand River, this home is surrounded by rolling countryside, mature trees, and wide open skies. The setting offers exceptional privacy and natural beauty while remaining connected to the surrounding community. Thoughtfully cared for over the years, the property features fenced paddocks, a shelter and barn suitable for horses, and expansive outdoor spaces designed to be enjoyed in every season. A paved driveway with parking for over ten vehicles, perennial gardens framing the approach, and nearby Upper Grand trails complete this peaceful and inspiring landscape. Inside, over 2,500 square feet of living space unfolds with warmth, functionality, and timeless comfort. Wide plank hardwood flooring flows through the principal rooms, including a formal living room, generous dining room for family gatherings, and an inviting family room centered around a floor-to-ceiling stone fireplace with a WETT certified wood burning insert. The updated country kitchen offers granite countertops, shaker cabinetry, and bright windows overlooking the surrounding grounds, with walkouts to a covered deck that seamlessly connects indoor living with the natural beauty outdoors. Six spacious bedrooms, including a primary suite with walk-in closet and ensuite, provide room for family and guests, while the finished lower level adds a seventh bedroom, recreation areas, and potential for an in-law suite. Pride of ownership is evident throughout this carefully maintained and deeply loved home.



**WELCOME TO**

**213136 Tenth Line, Amaranth**

**TIMELESS COUNTRY LIVING OVERLOOKING THE GRAND RIVER**

# FRONT ENTRY



# LIVING ROOM



# KITCHEN





## KITCHEN / BREAKFAST AREA

The kitchen has been thoughtfully updated with 4-inch wide plank oak hardwood flooring, shaker-style cabinetry, granite countertops, a tile backsplash, and undercabinet lighting, all enhanced by pot lights and large windows overlooking the side and backyard. A full suite of Samsung appliances, including a black stainless steel gas range, French door refrigerator, microwave, and dishwasher, adds both style and everyday convenience. Just beside the kitchen, the breakfast area offers a welcoming space for casual dining with a granite island for seating, pendant lighting, and a walkout to the screened-in covered porch creating a natural extension of the home for relaxed indoor and outdoor living.



# DINING ROOM



# FAMILY ROOM





## PRIMARY BEDROOM

The primary bedroom offers a peaceful retreat, introduced through double doors and finished with 4-inch wide plank oak hardwood flooring, pot lights, and a semi-flush mount fixture. A large window overlooking the front yard brings in natural light, while generous storage adds everyday practicality. The adjoining walk-in closet is thoughtfully designed with built-in dressers, a make-up vanity, ample storage, and a large window overlooking the backyard. Completing the suite is a well-appointed three-piece ensuite with tile flooring, an updated wide vanity, glass walk-in shower with pot light, and built-in decorative shelving creating a space that is both functional and refined.



## WALK IN CLOSET



## PRIMARY ENSUITE

## BEDROOM 2



## BEDROOM 3



## BEDROOM 4



## FAMILY BATH



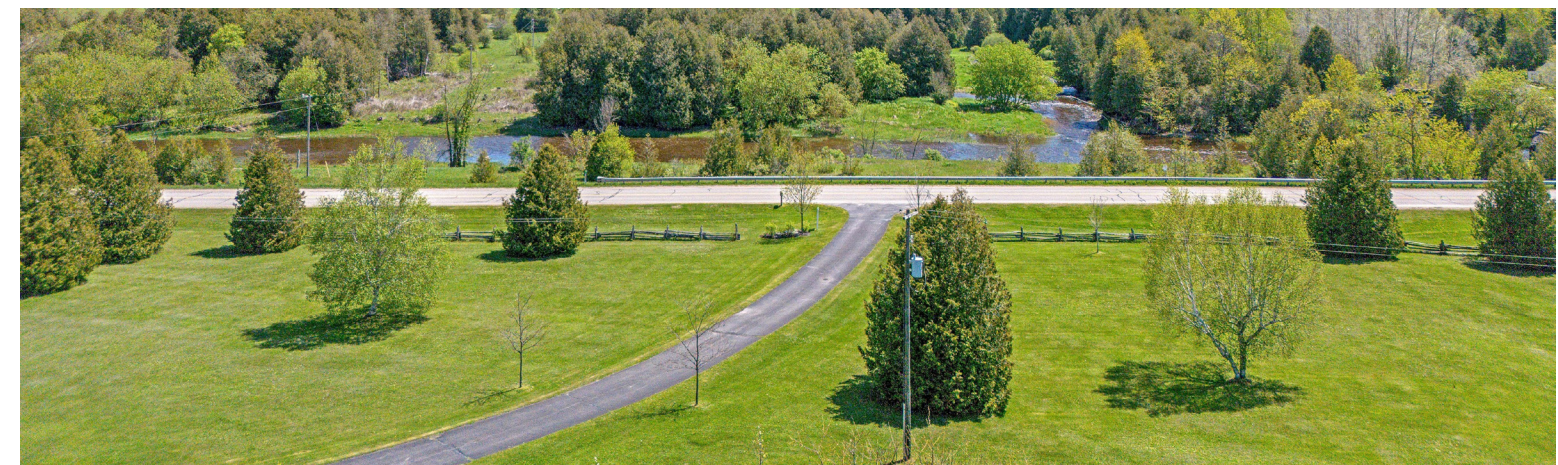
# FINISHED BASEMENT



# EXTERIOR

Set on 13.5 acres of picturesque countryside, this hobby farm offers an exceptional outdoor setting overlooking the Grand River and backing onto the Upper Grand Trailway. The property features more than 10 acres of fenced paddocks and a versatile three-stall barn measuring approximately 24 by 30 feet, complete with an additional 12 by 30 foot tack room and well-sized stalls, making it well suited for horses or a variety of rural pursuits. The detached two-storey home is complemented by an oversized heated two-car garage with epoxy floors, automatic openers, and direct access to both the house and backyard.

The front of the property welcomes you with a paved driveway offering parking for over ten vehicles, a natural stone walkway, and a charming covered porch that wraps around to the side deck, framed by established perennial gardens. The private backyard is designed for both relaxation and recreation, featuring a deck with covered seating area, a dog house with fenced run, an invisible fence, and direct access to the scenic Upper Grand Trailway, creating a peaceful outdoor environment that blends beautifully with the surrounding landscape.





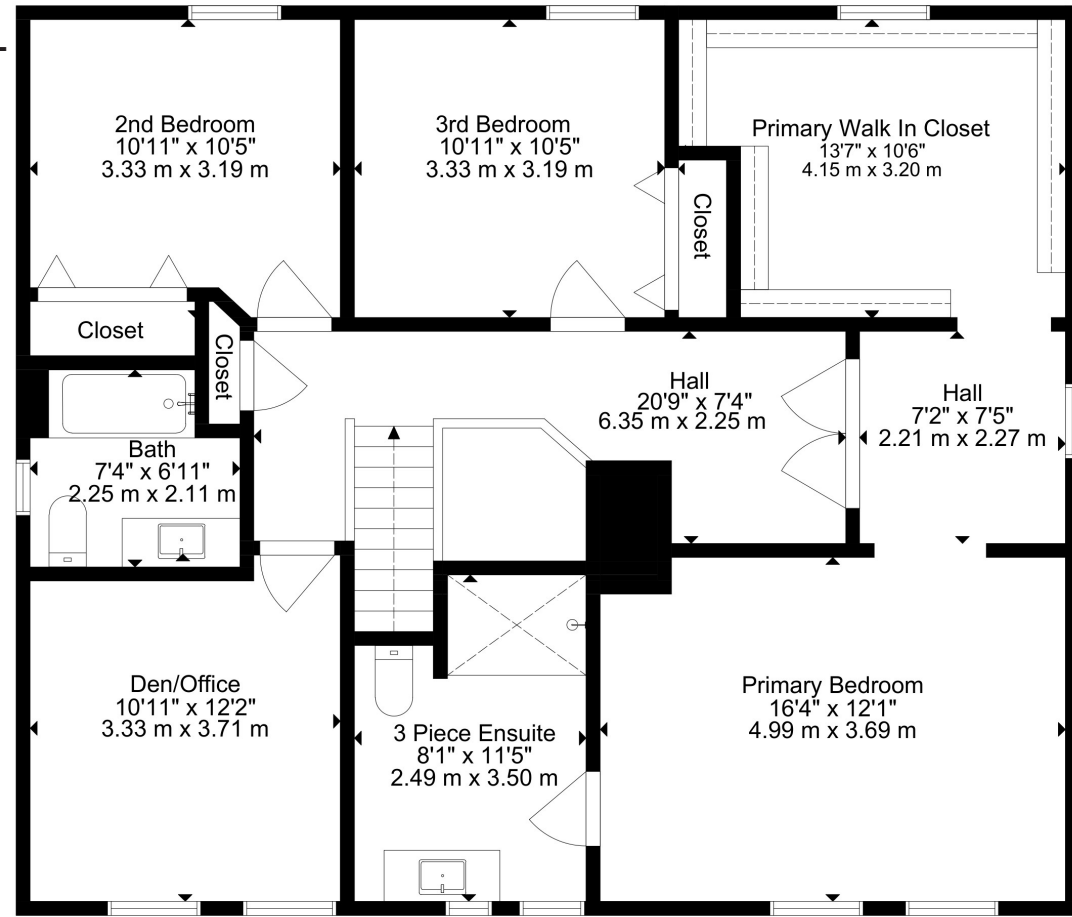


# FLOOR PLANS

## MAIN LEVEL

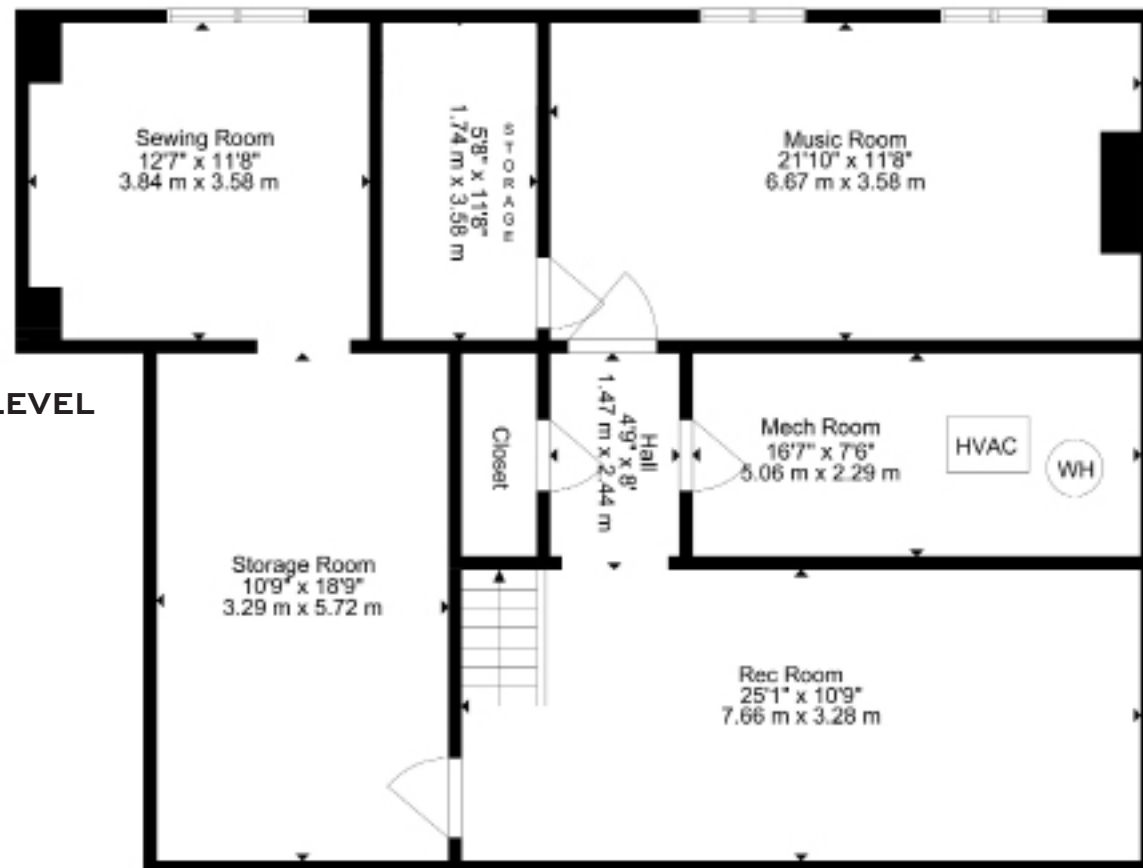


UPPER LEVEL



SCHOOLS

LOWER LEVEL



Upper Grand District School Board		Dufferin-Peel Catholic District School Board	
ENGLISH			
PK - GR08	Laurelwoods PS	PK - GR08	St. Benedict CES
GR09 - GR12	Westside SS	GR09 - GR12	Robert F Hall CSS
FRENCH IMMERSION			
PK - GR08	ÉE des Quatre-Rivières	PK - GR06	ÉEC Saint-Jean-Bosco
GR07 - GR12	ÉS Jeunes sans frontières	GR07 - GR12	ÉSC Sainte-Famille

School boundary information can be confirmed at:  
<https://www.app.edu.gov.on.ca/eng>

# HOUSE FEATURES

## EXTERIOR

- 13.555 acres hobby farm
- Detached 2 storey with 2 plus car garage
- Backing onto the Upper Grand Trailway
- Overlooking the Grand River
- Versatile 3 stall barn, approx 24ft x 30ft with 12ft x 30ft tack room and concrete floors
- Barn includes 8ft x 8ft doors and stalls approx (10 ft x 12ft)
- More than 10 acres of fenced paddocks

## FRONT YARD

- Paved driveway 10+ parking
- Across the street from the Grand River
- Natural stone front walkway
- Covered porch wraps around to side deck
- Perennial gardens

## GARAGE

- 2 car oversized heated garage with epoxy floors
- 2 Automatic doors with openers
- Garage to house access
- Man door to the backyard

## BACKYARD

- Dog house with fenced dog run
- Invisible fence
- Backs on to The Upper Grand Trailway
- Private backyard
- Deck with covered seating area

## INTERIOR MAIN LEVEL

### FRONT ENTRANCE

- New front entry door with glass inserts and sidelights
- 4” Wide plank oak hardwood flooring
- Brand new stairs, banisters &

- lower landing
- Front hall double closet

### LIVING ROOM

- 4” Wide plank oak hardwood flooring
- Window overlooking the covered front porch

### DINING ROOM

- 4” Wide plank oak hardwood flooring
- Chandelier with decorative ceiling medallion
- Window overlooking Front
- Sliding door walk out to covered porch

### 2 PIECE POWDER ROOM

- 4” Wide plank oak hardwood flooring
- Pedestal sink
- Updated light fixture

### KITCHEN

- 4” Wide plank oak hardwood flooring
- Pot lights
- Updated shaker style cabinets
- Granite Countertop
- Tile Backsplash
- Undercabinet lighting
- Windows overlooking side yard & back yard
- Appliances:
  - Samsung Gas stove, black stainless steel
  - Range hood: Mounted above
  - Samsung Fridge: French door, lower freezer, black stainless steel
  - Samsung Microwave: Black
  - Samsung Dishwasher, black stainless steel

### BREAKFAST AREA

- 4” Wide plank oak hardwood flooring
- Granite Counter Island with

- seating (portable)
- Pendant lights
- Walk out to screened in covered porch with seating area

### FAMILY ROOM

- 4” Wide plank oak hardwood flooring
- Pot lights
- Large Windows overlooking Side & back yard
- Floor to ceiling fireplace with stone mantle and hearth
- Vermont Castings New Wood Burning Fireplace Insert (WETT Certified)

### LAUNDRY ROOM

- Main level laundry
- Access to mud room
- Samsung Front Load Washer
- Samsung Front Load Dryer with Steam Feature
- Built in storage cabinet

### MUD ROOM

- Side door to backyard
- Access to garage

## UPPER LEVEL

### HALLWAY

- 4” Wide plank oak hardwood flooring
- Potlights
- Linen closet

### DEN (EXTRA BEDROOM)

- 4” Wide plank oak hardwood flooring
- Chandelier
- Windows overlooking front yard
- No closet

### PRIMARY BEDROOM

- Double door entry
- 4” Wide plank oak hardwood flooring
- Window overlooking front yard

- Semi flush mount Lighting
- Pot lights
- Lots of storage

### PRIMARY WALK IN CLOSET

- 4” Wide plank oak hardwood flooring
- Pot lights
- Built in dressers
- Built in make-up vanity
- Ample storage space
- Large window overlooking backyard

### 3 PIECE ENSUITE

- Tile flooring
- Window overlooking Front
- Updated Wide Vanity
- Glass walk in shower with pot-light
- Built in decorative shelving

### 2<sup>ND</sup> BEDROOM

- 4” Wide plank oak hardwood flooring
- Semi flush mount Lighting
- 1 window overlooking backyard
- Double Closet

### 3<sup>RD</sup> BEDROOM

- 4” Wide plank oak hardwood flooring
- Semi flush mount Lighting
- 1 window overlooking backyard
- Double Closet

### 4 PIECE BATHROOM

- Tile flooring
- Updated vanity light
- One window overlooking side
- Updated vanity
- Tub / Shower combo

## LOWER LEVEL

### REC ROOM

- Laminate flooring
- Open concept
- Track lighting

# HOUSE FEATURES

### MUSIC ROOM

- Laminate flooring
- Spacious with large above grade window
- Track lighting
- Built in shelving

### STORAGE ROOM

- Laminate flooring
- Finished
- Semi flush mount light
- Crawl space under full house

### SEWING ROOM

- Laminate floors
- Large above grade window overlooking backyard
- Semi flush mount light



## ADDITIONAL FEATURES

### UTILITIES

- Heating: Carrier Gas Furnace, 2019 (owned)
- Cooling: Carrier AC, 2019 (owned)
- Hot Water Tank, 2019 (owned)
- Water Softener, 2019 (owned) Culligan (owned)
- Electrical Panel: 200 amp, copper, auxiliary panel to hook up generator
- Drilled well (Out back – behind family room)
- Septic location (Out back – left side of house)
- Smart Home Systems: High speed fibre internet
- Oversized Dehumidifier: Allied, owned
- CVAC: Allegro, 2025
- Windows: 2019
- All siding, soffits, fascia 2023
- Roof: Asphalt Shingles
- Insulation Upgraded 2019

### EXCLUSIONS

- Animal invisible fence collars & control system



### INCLUSIONS

- All Window Coverings and Screens, Including Hardware
- Electric Light Fixtures
- Water Softener
- Water Heater
- Closet Organizers
- All Shower Rods
- All Bathroom Mirrors
- Samsung Microwave
- Samsung Stove
- Range Hood
- Samsung Fridge
- Samsung Dishwasher
- All Garage Door Openers and Remotes
- Samsung Clothes Washer
- Samsung Clothes Dryer
- Central Vacuum and all Related Equipment
- Oversized General Dehumidifier
- TV Wall Mounts
- Garden Shed
- Dog Shed/Dog House
- Animal invisible fence



# LISA HARTSINK BROKER

COMPASSION LED REALTY TEAM



COMPASSION · INTEGRITY · PERFORMANCE

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**COLDWELL BANKER**

**ELEVATE REALTY,  
BROKERAGE**