

# \$1,299,999 - 7504 Indian Line, Wilsonville

MLS® #40765964

**\$1,299,999**

4 Bedroom, 3.00 Bathroom, 2,436 sqft

Single Family

Rural Townsend, Wilsonville, Ontario

Discover the Ultimate Live-Work Sanctuary! Escape the city and embrace rural luxury at this stunning custom-built haven set on 3.81 acres of serene privacy. Boasting 4 bedrooms, 2.5 bathrooms and 2,436 sq/ft of modern comfort, this home features an open-concept layout, sleek upgrades throughout, and a cozy living room anchored by a timber-mantled gas fireplace - perfect for family gatherings or quiet evenings. Entertain or unwind on your 20' x 30' covered patio with overhead LED lighting, and a ceiling fan, making it the perfect place to BBQ for year-round enjoyment. The real showstopper? A 40' x 60' Kodiak steel shop - a commercial grade dream build in 2023. Complete with 19' ceilings, a Douglas-fir mezzanine office with built-in bar, heating, plumbing rough-in, dual oversized garage doors, and a cozy fireplace - this space is tailor made for entrepreneurs, artisans, truck drivers, or serious hobbyists. All of this comes with the lifestyle perks of Wilsonville - quiet country roads, a close-knit community, easy access to Highway 403, and just a short drive to Simcoe, Brantford, or Hamilton. Here, you'll find the best of both worlds: rural tranquility with every convenience still within reach. It's more than a home, it's a lifestyle: rural tranquility, space to work AND play, all minutes from town. If you're looking for the ultimate flexibility, reside, run your business, store and maintain equipment - this property will exceed your expectations. (id:6289)



## Essential Information

Listing #	40765964
Price	\$1,299,999
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	2,436
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

## Community Information

Address	7504 Indian Line
Subdivision	Rural Townsend
City	Wilsonville
Province	Ontario
Postal Code	N0E1Z0

## Amenities

Amenities	Golf Nearby
Features	Paved driveway, Country residential, Sump Pump, Automatic Garage Door Opener
Parking Spaces	16
Parking	Detached Garage
# of Garages	1

## Interior

Interior Features	Ceiling fans
Appliances	Dishwasher, Dryer, Refrigerator, Water softener, Washer, Gas stove(s), Window Coverings, Garage door opener
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

## Exterior

Exterior	Stone, Vinyl siding
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## Listing Details

Listing Office      Royal LePage Burloak Real Estate Services



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