

\$998,000

View virtual tour at visual4sale.com
Enter v4s# 341965



9601 Hall Rd, North Augusta, K0G 1R0

Property Information

- **Property Type:** Residential
- **Property Style:** 1.5 Storey
- **Beds:** 3
- **Baths:** 2.5
- **Taxes:** \$4,254 / 2023
- **Lot Size:** Approx 195 Acres
- **MLS®:** 1363115



Property Description

Find Endless possibilities and use for this large custom-built home, it's outbuildings and 195 acres of multipurpose land. The house - constructed with extreme quality for original owners with full consideration & top structural materials. A large spacious layout including loft, office, 3 bedrooms and a massive open basement under high ceilings boasting a solid concrete poured foundation and pad. All utilities including fireplaces, two wells and well-maintained septic are made to last. The land, with grazing, woodland and wetland sections can be certified organic and is suitable for customizing toward a variety of livestock and farming considerations. For all the extras ask us about a full inclusions report.



Property Features

- ▶ 195 Acres of Land
- ▶ Rear Deck Perfect for Entertaining
- ▶ Raised Garden Beds
- ▶ Trails for Hiking, Riding, Hunting
- ▶ Barn with Concrete Pad
- ▶ Two Wells



**Patrick Smith/Dylan
Puchniak/Vigo Moniz**
Sales Representatives
613-236-9551

Direct Cell Number:
613-800-0476

info@OttawaLivesHere.com
<https://www.ottawaliveshere.com/her>



**Coldwell Banker Rhodes & Company
Brokerage**
200 Catherine St, Ottawa
Ottawa, K2P 2K9



All information regarding this property, either expressed or implied, is from sources deemed reliable and assumed to be correct. No Warranty thereof and same is submitted to possible errors and omissions.