



## Bell School Line Farm

**Location: Burlington**

**Acreage: 75.58 Acres**

**Price: \$1.00**

### Bell School Line Farm

Future Development property which is outside of the Niagara Escarpment Commission (NEC) restrictions and conservation.

A very manageable 6-stall equestrian facility with a 120 x 240 outdoor arena, two (20x40) loafing sheds, Bank Barn (270 round bales storage), hacking trails throughout the 75+ acres, 50 acres to hay, large drive shed.

The main residence is a fully renovated, steel-roofed, 3-bedroom, brick built, century residence with a very efficient Geothermal heating/cooling system.

There is also an extra, fully permitted, second residence with separate driveway. The newly built, 1,600 sq. ft., 3-bedroom ranch bungalow is perfectly suited as income generating or extended family or farm help.

Both residences are ideally situated for the unobstructed western views towards Mt Nemo and the escarpment.

One farm away from Burlington Airport. Easy access to Highway 401/407. Fantastic investment for expansion of Urban Development Boundary.

**Presented by**

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**Bedrooms : 6**

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There are only a few remaining land banking opportunities in this Burlington/Milton border area.