



Winding Waters, Midhurst

Location: Midhurst

Sq. Footage: 3,050

Acreage: 100 Acres

Price: \$3,330,000.00

Presented by

John Dunlap,

Broker Of Record

Phone: 647-280-7430

john.dunlap@moffatdunlap.com

A Private Retreat on Nearly 100 Acres Near Barrie

Looking for a retreat that blends modern comfort with the beauty of nature? This nearly 100-acre property offers just that. Tucked among rolling forests, winding creeks, and endless trails, this thoughtfully renovated home provides a sense of seclusion—yet it's only 10 minutes from the conveniences of Barrie and surrounding amenities.

The Property

A rare blend of nature and thoughtful design, this landscape is shaped by winding creeks, ponds, open meadows, and towering trees. Thoughtful enhancements include private trails, raised gardens, and improved slopes to highlight the views around the property.

Bathrooms : 2

Bedrooms : 3

Key Features:

- Matheson and Willow Creeks cross throughout the entire property
- Endless trails throughout the property
- Deep, spring-fed pond – great for swimming
- Manmade pond for additional water access
- Water to the fields, ideal for equestrian or agricultural use
- Several accessory structures for equestrian or hobby farm use

The Home

Wake up to the sounds of nature, sip your morning coffee overlooking the creek, and spend your afternoons exploring the private hiking trails on your property. This isn't just a weekend getaway—it's a complete reset from city life.

Start to unwind as the private drive crosses Matheson Creek, passing a spring-fed pond before arriving at your doorstep.

This fully renovated 3,050 sq. ft. custom home is designed for comfort and self-sufficiency.

Outdoor Living

- Multiple patio areas surround the home, perfect for relaxation and outdoor dining.
- A circular stone-laid firepit area, ideal for evening gatherings under the stars.

It offers:

- 3 bedrooms and 2 bathrooms
- Expansive windows that frame peaceful views of the creek and landscape
- Two spacious living areas – one centred around a wood-burning fireplace, the other warmed by a wood stove
- A chef's kitchen with two stoves, two fridges, a pantry, and ample storage
- Multiple heating options designed for self-sufficiency and efficiency:
- Propane boiler or wood boiler to heat the furnace
- Radiant in-floor heating throughout the house for added warmth and efficiency
- Artesian well ensures a reliable water supply
- 200 amps for lights, water pumps and all other conveniences
- Two septic systems
- Central vacuum system
- Standing seam steel roof and metal siding for durability and low maintenance
- Privacy gates at the entrance

The Barn

This 36 x 48 ft, two-level barn is built for equestrians, farming, or storage.

Thoughtfully designed with:

- Concrete flooring
- Steel roof
- Water and electricity (30amp)
- Room for 7 Stalls
- Large open pasture, paddock, 2-horse run-in shed with metal roof, and round pen & outdoor arena for horses

The Greenhouse

A large, gothic arch double-layer greenhouse great for Canadian winters, provides an incredible opportunity for year-round growing, featuring:

- 24 x 60 ft for a total space of 1440 sq. ft
- Water and electricity (15 amp)
- Ideal positioning near the barn and gardens for self-sufficient living
- Heated with 2 oil furnaces, fans to regulate the air, and irrigation hoses
- Withstands wind and snow seasons, which is great for Canadian Winters
- Opportunity to set up an additional same-size greenhouse (trusses, flooring, fans, furnace & irrigation hoses)

Other Structures & Features

- Pump house with a steel roof, concrete floor, lights, & separate electrical panel
- XL woodshed with a steel roof, lights and hydro
- Wood Boiler (accommodates 4ft-length logs)
- Chicken Tractor with steel roof
- Water to the fields, supporting agricultural or equestrian use

Location

Enjoy the best of both worlds' complete privacy without sacrificing convenience.

- 10 minutes to Barrie for shopping and dining
- 15 minutes to Horseshoe Valley Resort & Vettä Nordic Spa for relaxation
- 15 minutes to RVH
- 30 minutes to Collingwood and Georgian Bay
- 1 hour to Muskoka
- 1 hour to Toronto Pearson Airport
- 1.5 hours to Toronto

This is a rare opportunity to own a private retreat with all the benefits of country living—without sacrificing convenience.