

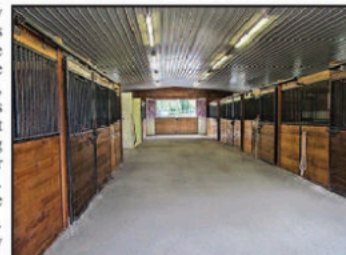
Some Royal Photos by Marshall Davidson



537 Norfolk County Road 19 East

Elegance, Functional, Affordable, Livable and a Great Investment

This Norfolk County road 19 property has all of the above and so very much more. 50 acres of prime land, a spectacular home, an absolutely stunning formal dining room, chef's kitchen, large bright bedrooms, bathrooms straight out of a magazine, separate above ground apartment. A very modern barn, complete with extra large stalls, wash stall, tack room, feed room and an area easily convertible to a barn apartment. The paddocks have excellent safe fencing and there is even a pond with a beach. The workshop suits anyone's needs heated, bright and spacious and secure. Lots of room for vehicles, trailers and turning around large equipment. Every aspect of functionality, and ease of use has been carefully thought about and designed using high end materials. This particular area is known for its short winters and the fertile soils produce 4 crops of hay a year. This property could have



multiple uses, remove the stalls and its a perfect indoor growing opportunity or storage facility. Easy commute with lots to offer. This property has been lovingly updated throughout with out loosing any charm, its energy efficient, completely renovated and move in ready for what ever your heart desires. Investment is another option here, let this property pay for itself! rent out the house, the apartment, the barn and paddocks and then the agricultural portion. 4 separate incomes. There are so many options for this extraordinary property. Call Ruth for your private viewing. I have lots of options available including financing.



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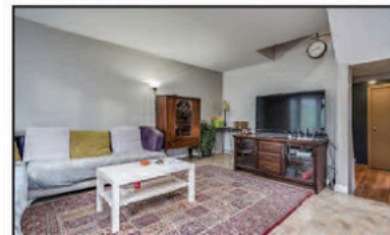
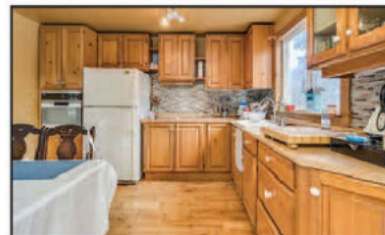
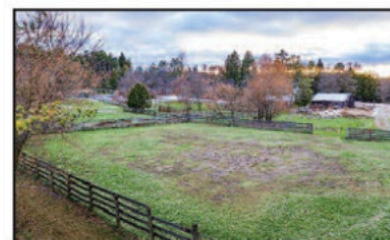
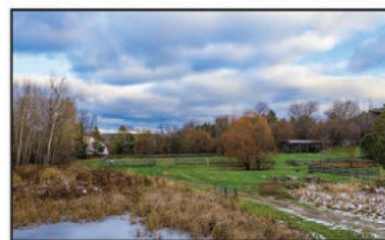
Ruth Armstrong

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10 ACRE HOBBY FARM

16865 12th Concession, King, Ontario



A Picturesque And Serene Oasis Surrounded By The Privacy Of Mature Trees. Set On 10 Acres In The Prestigious Area Of King, ON You'll Find A Gorgeous Site For Future Custom Home Or Renovate The Existing Home. Separate Entrance To Cover All Building 130 x 62. Barn/Garage has 3 stalls, 4 Paddocks, 120 x 90 Riding Ring And A Structure For A Future Barn/Shop. Make This Your Dream Hobby Farm And/Or At Home Business. **Extras:** Close to Hwy 400, Palgrave Equestrian Park, Newmarket, Barrie. Taxes Currently Have A Farm Credit, Visit MLS N462556 for more Information and See The Virtual Tour. **\$969,000.**

Hockley Hills
School of Horsemanship

Aitchison
Show Horses

My partner Dave Aitchison and I operate Aitchison Show Horses and Hockley Hills School of Horsemanship from our dream location in Orangeville, Ontario. We take great pleasure training, breeding and showing Quarter Horses. Dave is a long-time trainer and has a keen eye for talented young horses and finding potential horses for his clients.

I purchased the farm in 2014 as a non-revenue generating business and in a short period of time have built it into a successful and respected riding & boarding academy here in Orangeville, offering lessons in both English and Western disciplines, preparing students to obtain different levels of certification and for the show ring. For these reasons, I am no stranger to hard work and accomplishing tasks under pressure. My 30 years of experience with horses, farm life, designing and building farms in the past has given me a great amount of knowledge in all aspects of owning and operating a farm and business. I pay extra attention to details and could even say I'm a little obsessive! My life experiences align well with the skills and character needed to be your partner in the process of selling or buying your home or business.



From Residential Properties To Rural, Hobby Farms and Equestrian Estates

Luck is when opportunity knocks and you open the door.

Julie HUPPÉ
SALES REPRESENTATIVE

The Gold Team

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