



Gordon's Downsizing & Estate Services is committed to providing you with comprehensive information on each property we offer for sale. Our staff is readily available to assist you with any questions you may have regarding the property.

Gordon's Downsizing & Estate Services provides professional real estate and downsizing solutions. We take on the task of selling our client's home and handling every last detail of their move – including moving them in and getting them settled in their new home.

Our team of real estate experts ensures our clients get top market value for their property, quickly and efficiently. Downsizing specialists take great care managing the tasks of cleaning, sorting, appraising, packing, shipping, moving and managing the sale of our client's extra assets.

Our clients move on with confidence, knowing that all the details of this important transition are taken care of smoothly, and with unconditional care.

For overwhelmed Executors of family estates, Gordon's Downsizing & Estate Services offers a complete estate settlement solution.

Please call, or visit us online at www.gogordons.com to learn more about this valuable service.

Thank you for your interest in this property.

Property Information

Welcome to 1329 Edengrove Road, a stunning 100+ acre hobby farm located in the heart of Lansdowne. This unique property, offered for the first time in 33 years, boasts a prime location with easy access to all amenities including a year round county road that is plowed 24 hours a day in the winter, easy access to essential emergency services, schools, a library, and thriving recreational facilities (Agricultural Fairground) making it the perfect blend of rural tranquility and modern convenience while also presenting the opportunity for self sufficiency to those who are so inclined.

The property features mixed-use zoning, presenting endless possibilities for both residential and commercial endeavors. The Farm use land is composed of pastures and hayfields allowing for a myriad of uses or appealing to the avid hunter. A large barn and a spacious storage building provide ample space for all your farming needs, while the charming three-bedroom farmhouse stands as a testament to classic architecture seamlessly blended with modern updates.

The farmhouse has been thoughtfully renovated to include a more open floor plan, enhancing the flow and functionality of the living spaces. The addition of a beautiful, large kitchen is a chef's dream, designed to be the heart of the home where family and friends can gather. An oversized garage complements the property, offering plenty of room to store and maintain farm equipment.

This idyllic property at 1329 Edengrove Road is more than just a home; it's a lifestyle. Embrace the opportunity to own a piece of Lansdowne's pastoral beauty, where every sunset over your expansive acreage feels like a retreat from the everyday. Don't miss your chance to make this extraordinary hobby farm your own.

Property Details

ADDRESS: 1329 Edengrove Road, Lansdowne, On. K0E1L0

TYPE: Farm / agricultural with single family detached home.

LEGAL DESCRIPTION: PT LT 2 CON 3 LANSDOWNE AS IN LR317526 N OF PT 11 28R1888; S/T INTEREST IN LR219635; S/T LA2965 AS AMENDED BY PL300; S/T LR76442; LEEDS/THOUSAND ISLANDS

SQ. FT:	1,500 above grade (MPAC)
BEDROOMS:	3 on second floor.
BATHS:	4 piece on second floor with extra large jacuzzi tub.
LAUNDRY:	Main floor laundry (in kitchen).
BASEMENT:	Full height
AGE:	1880 (MPAC).
ELECTRICAL:	200 amp main breaker panel in house, 100 amp breaker panel in barn.
ROOF:	Steel roof (house and barn)
FOUNDATION:	Concrete block (addition), stone (original house and barn).
FLOORS:	Vinyl, carpet, wood, concrete.
CEILINGS:	Plaster and Beam.
WINDOWS:	Wood, Vinyl.
EXTERIOR:	Wood siding.
PARKING:	10+ vehicle parking.
GARAGE:	Attached, double wide, fully insulated and drywalled.
LOT SIZE:	618.26' x 7,199.24' – 101.749 acres (Geowarehouse).

ZONING:	RU, FP, PSW
TAXES:	962.23 (2023)
ROLL #:	081281203501900
PIN #:	442220093
HEATING:	Forced air oil furnace (new oil tank in 2024), wood stove.
COOLING:	None.
COSTS:	Hydro - \$480/yr.
RENTALS:	None
WATER:	Private drilled well (main well services house, additional wells to service barn and animal needs.
WASTE:	Private septic.
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	101.749 acres total, approximately 50 acres of farm use land, 50 acres of wetlands.
INCLUSIONS:	Fridge, Stove, Washer, Freezer.
FIXTURES EXCLUDED:	None.
SUGGESTED CLOSING:	60-90 days.

Visit Website:

- Full Home Inspection Report
- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour