



2375/2461 Sylvester Road

\$1,350,000



Highly sought after 27.4 acre hobby farm with 2 homes, loads of barns, fencing, pastures, ponds, paddocks & two wells, 1 producing 50gpm! This picture perfect parcel has a long road frontage with forests & pastures separating each home so each is almost its own little farm with separate barns & paddocks. There are 7 distinct paddocks ranging from .5 acre to 5 acres plus a 2+ Acre forested area with spring fed pond & season creek (Hollings). The circa 1950's 3,129 Sq. Ft. character home offers 3 bdrms, 2.5 baths, mostly on one level with part basement & small upstairs bonus room over the garage. The 2nd home is a well maintained 1,596 Sq. Ft. double wide modular with 3 bdrms & 2 baths. Outbuildings include a 24'x48 open barn, 18'x66' barn with stalls & hay storage, a 22'x46' barn with stall, hayloft & machinery shed (some tractors & equipment are available separately). Property is set up for sheep, horses, hay and market garden. An amazing opportunity, don't miss it!

SPECS & FEATURES

Area	Z3 Shawnigan	Age	1952 / 1993
Bedrooms	3 / 3	Taxes	1875
Bathrooms	3 / 2.5	Tax Year	2018
Lot Size	27.41	MLS#	457099
Floor Space	3,129 / 1,596	Parking	Garage - Single



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