



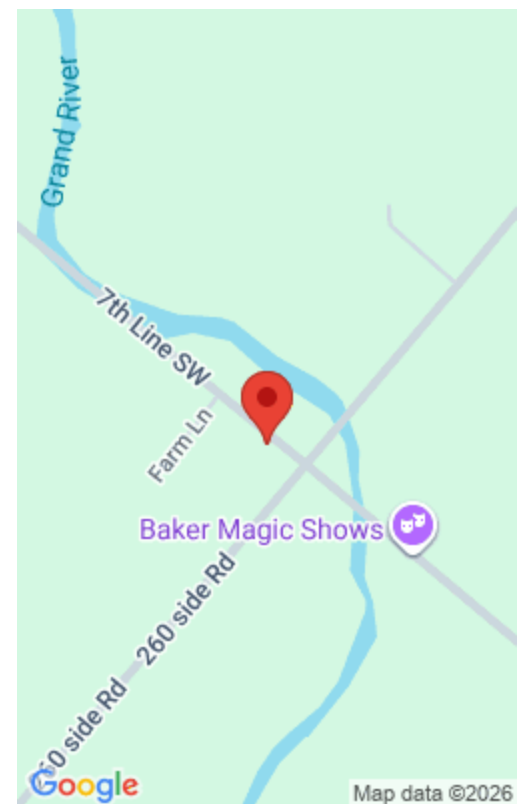
**\$375,000**

**078001 7TH LINE SW, SHELBURNE, ON L9V 2B7, CANADA**

<https://www.gtarealestates.com>

Where the River Runs... Opportunity Flows! Step back in time, and step into possibility in the historic hamlet of Riverview. This rare corner-lot property, dates back to 1890, offers a story as rich as the land itself - with local lore suggesting the home once served as a general store at the heart of the...

- 4 beds
- 1 bath
- Single Family
- Single Family
- 2000 - 2500 sq ft



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## Rooms & Units Descr

**RoomType1:** Bedroom

**RoomLength1:** 4.14

**RoomDimensions1:** 4.14 m X 3.51 m

**RoomLevel2:** Second level

**RoomWidth2:** 2.34

**RoomType3:** Bedroom 3

**RoomLength3:** 4.81

**RoomDimensions3:** 4.81 m X 3.61 m

**RoomLevel4:** Second level

**RoomWidth4:** 1.92

**RoomType5:** Living room

**RoomLength5:** 8.53

**RoomDimensions5:** 8.53 m X 5.46 m

**RoomLevel6:** Main level

**RoomWidth6:** 3.63

**RoomType7:** Dining room

**RoomLength7:** 4.72

**RoomDimensions7:** 4.72 m X 3.71 m

**RoomLevel8:** Main level

**RoomWidth8:** 2.72

**RoomLevel1:** Second level

**RoomWidth1:** 3.51

**RoomType2:** Bedroom 2

**RoomLength2:** 2.95

**RoomDimensions2:** 2.95 m X 2.34 m

**RoomLevel3:** Second level

**RoomWidth3:** 3.61

**RoomType4:** Bedroom 4

**RoomLength4:** 4.7

**RoomDimensions4:** 4.7 m X 1.92 m

**RoomLevel5:** Main level

**RoomWidth5:** 5.46

**RoomType6:** Kitchen

**RoomLength6:** 4.83

**RoomDimensions6:** 4.83 m X 3.63 m

**RoomLevel7:** Main level

**RoomWidth7:** 3.71

**RoomType8:** Mud room

**RoomLength8:** 5.11

**RoomDimensions8:** 5.11 m X 2.72 m

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## Location Details

**City:** Melancthon

**Province:** Ontario

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## Property Details

**SubdivisionName:** Rural Melancthon

**Stories:** 2

**Levels:** 2

**FrontageLength:** 137 ft ,7 in



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## Property Features

**CommunityFeatures:** Fishing

**HeatingFuel:** Propane

**Cooling:** None

**OpenParkingYN:** False

**AttachedGarageYN:** False

**FireplacesTotal:** 1

**PoolYN:** False

**View:** River view

**WaterBodyName:** Grand River

**Heating:** Forced air

**CoolingYN:** True

**ParkingTotal:** 1

**GarageYN:** False

**CarportYN:** False

**FireplaceFeatures:** Woodstove

**ViewYN:** True

**WaterfrontYN:** False

**Sewer:** Septic System

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## Courtesy of

**OfficeName:** CENTURY 21 MILLENNIUM INC.

**Office ID:** 277619

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details

**ParkingTotal:** 1

**Heating:** Forced air

**Sewer:** Septic System

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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**CarportYN:** No

**CoolingYN:** Yes

**Cooling:** None

**Total Fireplaces:** 1

**OpenParkingYN:** No

**GarageYN:** No

**PoolYN:** No

**CommunityFeatures:** Fishing

**FireplaceFeatures:** Woodstove

