

## 8452 S CHIPPAWA RD, WEST LINCOLN, ON N0A 1C0, CANADA

<https://www.gtarealestates.com>

Stunning "Postcard Worthy" 9 acre property in West Lincoln with approximately 7 acres of workable farmland. This all-brick bungalow, built in 1995, features 3+1 bedrooms, 2 full bathrooms, and a fully finished walkout basement - ideal for a future multigenerational setup. The home showcases exceptional curb appeal with a metal roof (2022), a paved double...

**\$1,299,900**

- 4 beds
- 2 baths
- Single Family
- Single Family
- 1500 - 2000 sq ft



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## Rooms & Units Descr



**RoomType1:** Recreational, Games room

**RoomLength1:** 7.72

**RoomDimensions1:** 7.72 m X 4.52 m

**RoomLevel2:** Basement

**RoomWidth2:** 5.3

**RoomType3:** Utility room

**RoomLength3:** 9.65

**RoomDimensions3:** 9.65 m X 4.47 m

**RoomLevel4:** Basement

**RoomWidth4:** 4.5

**RoomType5:** Kitchen

**RoomLength5:** 3.12

**RoomDimensions5:** 3.12 m X 4.52 m

**RoomLevel6:** Main level

**RoomWidth6:** 4.52

**RoomType7:** Living room

**RoomLength7:** 5.46

**RoomDimensions7:** 5.46 m X 4.52 m

**RoomLevel8:** Main level

**RoomWidth8:** 2.92

**RoomType9:** Mud room

**RoomLength9:** 2.49

**RoomDimensions9:** 2.49 m X 4.39 m

**RoomLevel10:** Main level

**RoomWidth10:** 4.5

**RoomType11:** Bathroom

**RoomDimensions11:** Measurements not available

**RoomLevel12:** Main level

**RoomWidth12:** 4.5

**RoomType13:** Bedroom 3

**RoomLength13:** 3.35

**RoomDimensions13:** 3.35 m X 3.78 m

**RoomLevel14:** Main level

**RoomLevel1:** Basement

**RoomWidth1:** 4.52

**RoomType2:** Family room

**RoomLength2:** 8.1

**RoomDimensions2:** 8.1 m X 5.3 m

**RoomLevel3:** Basement

**RoomWidth3:** 4.47

**RoomType4:** Bedroom

**RoomLength4:** 5.36

**RoomDimensions4:** 5.36 m X 4.5 m

**RoomLevel5:** Main level

**RoomWidth5:** 4.52

**RoomType6:** Dining room

**RoomLength6:** 3.73

**RoomDimensions6:** 3.73 m X 4.52 m

**RoomLevel7:** Main level

**RoomWidth7:** 4.52

**RoomType8:** Laundry room

**RoomLength8:** 2.49

**RoomDimensions8:** 2.49 m X 2.92 m

**RoomLevel9:** Main level

**RoomWidth9:** 4.39

**RoomType10:** Primary Bedroom

**RoomLength10:** 3.96

**RoomDimensions10:** 3.96 m X 4.5 m

**RoomLevel11:** Main level

**RoomType12:** Bedroom 2

**RoomLength12:** 3.94

**RoomDimensions12:** 3.94 m X 4.5 m

**RoomLevel13:** Main level

**RoomWidth13:** 3.78

**RoomType14:** Bathroom

**RoomDimensions14:** Measurements not available



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## Location Details

**City:** West Lincoln (West Lincoln)

**Province:** Ontario

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## Property Details

**SubdivisionName:** 056 - West Lincoln

**Levels:** 1

**FrontageLength:** 951 ft ,8 in

**ArchitecturalStyle:** Bungalow

**Stories:** 1

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## Property Features

**CommunityFeatures:** School Bus

**HeatingFuel:** Natural gas

**Cooling:** Central air conditioning

**OpenParkingYN:** False

**AttachedGarageYN:** True

**PoolYN:** False

**WaterfrontYN:** False

**Heating:** Forced air

**CoolingYN:** True

**ParkingTotal:** 14

**GarageYN:** True

**CarportYN:** False

**ViewYN:** False

**Sewer:** Septic System

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## Courtesy of

**OfficeName:** RE/MAX ESCARPMENT REALTY INC.

**Office ID:** 284787

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details

**ParkingTotal:** 14

**Heating:** Forced air

**ArchitecturalStyle:** Bungalow

**Sewer:** Septic System



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**CarportYN:** No

**CoolingYN:** Yes

**Cooling:** Central air conditioning

**OpenParkingYN:** No

**GarageYN:** Yes

**PoolYN:** No

**CommunityFeatures:** School Bus

