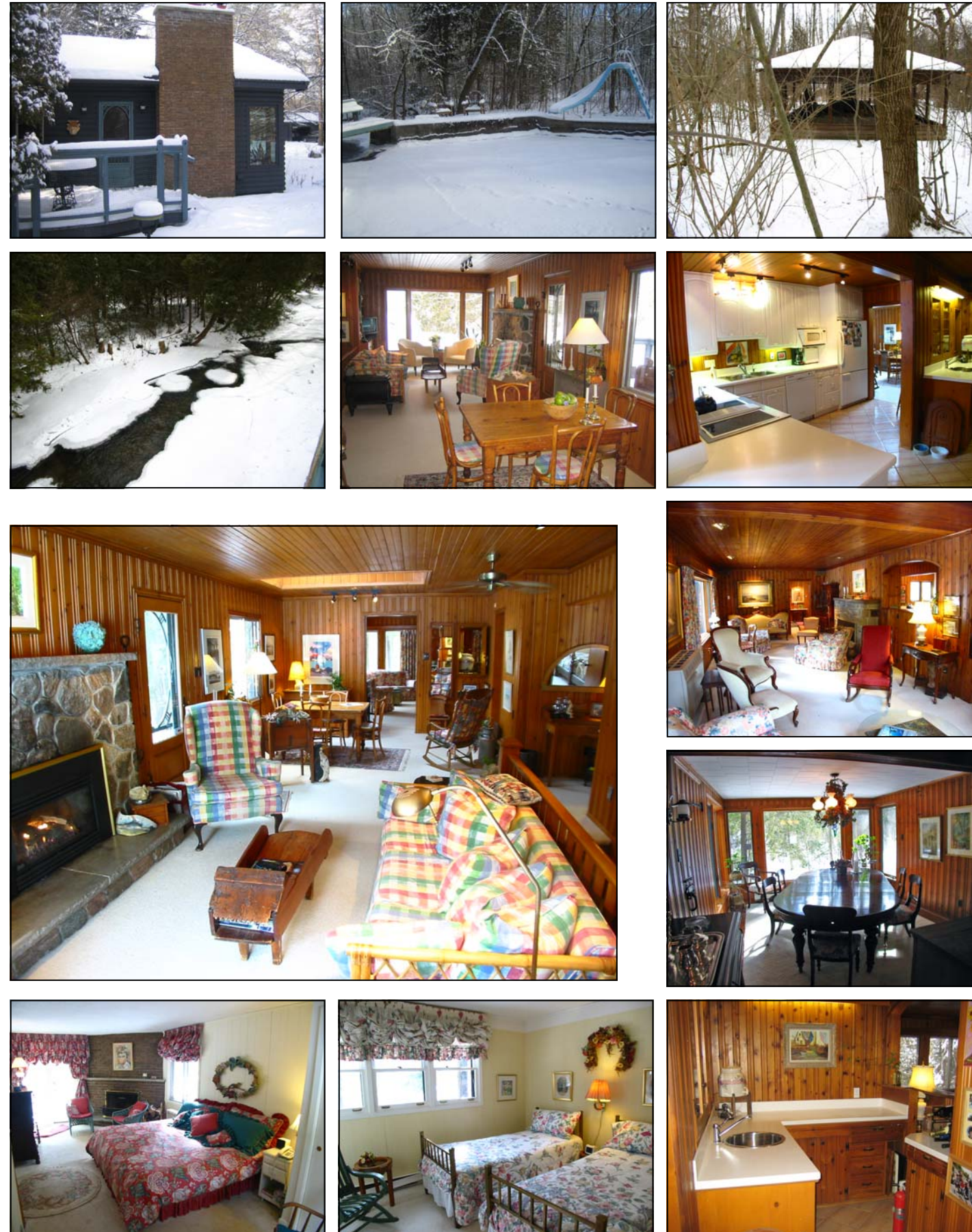


Welcome to 8579 Appleby Line (formerly 5th Line)



A Very Special Property!
 Eight Acres of scenic woods wrapped by 16 Mile Creek in rural Campbellville. Enjoy unique water features and breathtaking views from every window of this rustic bungalow. A sports enthusiast & naturalists dream, with a private swimming hole, backyard access to the Bruce Trail and close proximity to skiing at Kelso and 6 area Conservation Parks. Ideal county retreat or permanent residence. 1 hour commute to downtown Toronto, Stratford and Niagara on the Lake and 1/2 hour to Pearson airport.

***Tasi, Norm* & Adrienne Farquhar**

Sales Representatives, *Broker

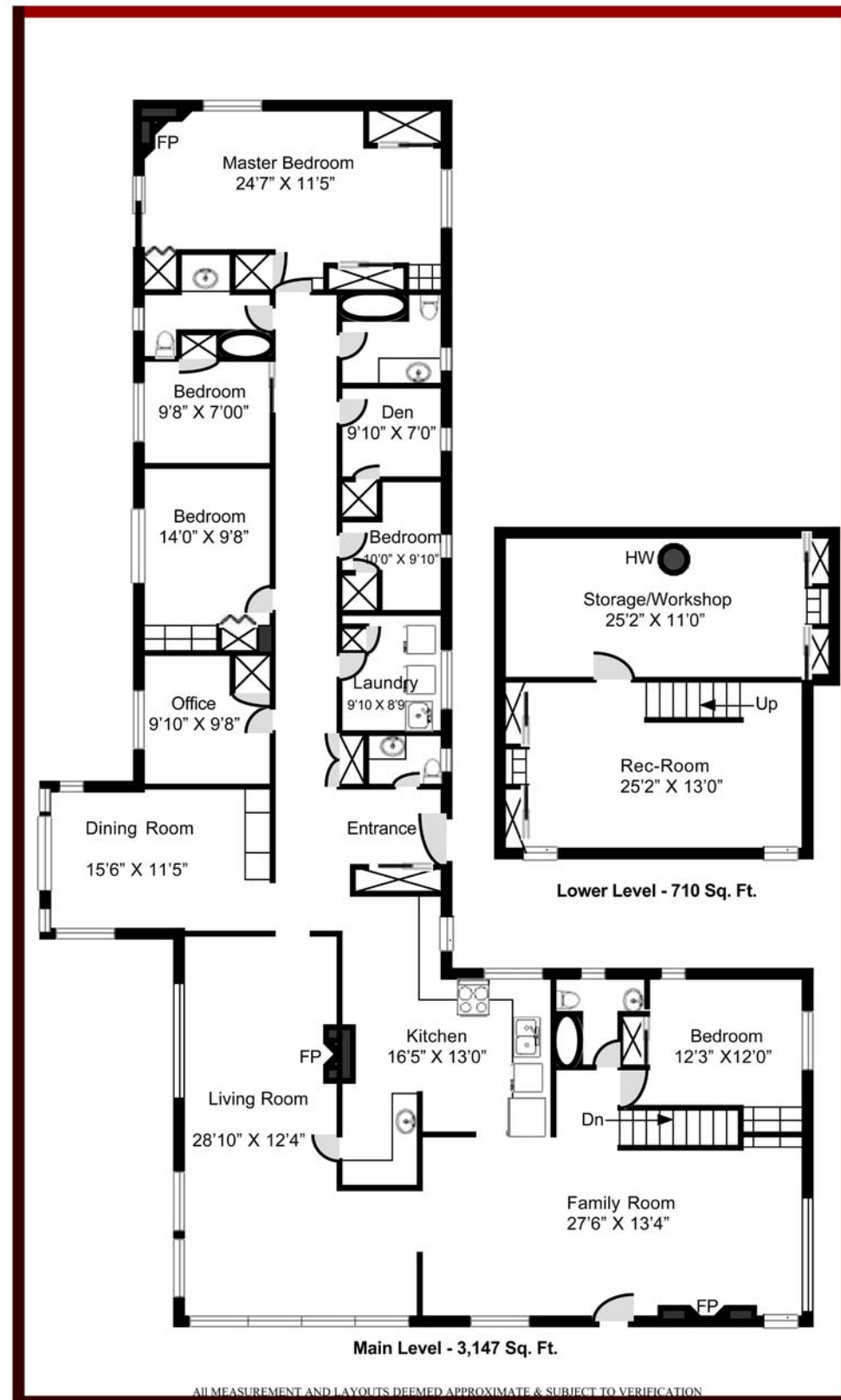
Direct: 416.231.8754 Pager: 416.236.1241

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Features of 8579 Appleby Line*

8 Acres - Tranquil Muskoka-like Setting
5 Bedrooms - 4 Bathrooms
approximately 3147 sq. ft.



Truly unique,

- A **"Rustic"** detached Ranch style bungalow with a log exterior, knotty-pine finishes throughout the principal rooms, exterior vintage wood doors and 3 stone Fireplaces
- Enjoy the sound of rushing water and breathtaking views through numerous windows
- 5 bedrooms including a spacious Master with Fireplace, 4 piece ensuite and walk-out to fieldstone patio
- 2 additional multipurpose rooms: office/den/bedroom
- Large Living room with cozy fireplace overlooking the water
- Family Room with fireplace and walkout to deck
- Dining room with large floor to ceiling windows and walk-out to deck
- Renovated Kitchen with ceramic floor, double sink and appliances: Jenn-Air Stove, KitchenAid Dishwasher and Amana Refrigerator
- Separate bar area with sink
- New Steel Shakes Roof (3 1/2 yrs.)
- Overhauled septic bed system

The Property

- Gorgeous! a unique and rare 8 acre** wooded property, bisected by 16 mile creek
- Several spectacular water views, landscaped gardens
- A concrete dam, constructed many years ago to control water levels and to provide water for recreational swimming
- Large "pavilion" style gazebo with stone fireplace
- Turn-around Driveway
- Detached Three Car Garage

Other

- Prior Use: until recently the property was know as "Winklewood Lane Bed & Breakfast"
- Great for hiking, biking and skiing
- Enjoy local markets and shops in close by Campbellville
- 30 minutes to Toronto International Airport; Enjoy Museums, Art Galleries and Theatre in surrounding communities: Stratford, Niagara on the Lake, Burlington & Oakville

Inclusions: All Electric light fixtures, refrigerator, B/I dishwasher, washer, dryer, stove broadloom where attached, all window coverings

Exclusions: Microwave; Garden Accessories including Wall Sconces

*Formerly 5th Line

Offered at: \$769,000 Taxes: \$5,161.78 (2006) Lot Size: 8.03 acres (**MPAC)

Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility. E&OE