



# 962 10th Concession Road West

FLAMBOROUGH



**DREW WOOLCOTT**  
Broker




**JAYNE WOOLCOTT**  
Sales Representative

**RE/MAX ESCARPMENT**  
REALTY INC., BROKERAGE

woolcott.ca

905 689 9223



**WOOLCOTT**  
Pack Before You Call®

905 689 9223  
woolcott.ca



# Welcome to 962 10th Concession Road West

You will love this 76-acre property with its original 1850's farmhouse that has been lovingly maintained by the same family for the past 64 years. This house is in great shape, including the basement. It offers a long driveway from the road, provides good privacy from the street and an expansive front yard. This land was farmed decades ago, but currently has about 1/4 of the property cleared, and the remaining acreage is bush and trees. Currently zoned A2.

Fantastic highway access and so close to amenities in Carlisle, Waterdown, and Puslinch. This is an amazing opportunity to own acreage and build your dream home. Future potential to add second, detached dwelling pending Hamilton by-law (policy C.3.1.2 e) passing. Buyer to complete due diligence.

 1,985.95 x 1,664.28 Feet

 \$5,213 in 2024

 3

 1



## Room Measurements

MAIN LEVEL	
Kitchen	13'7" x 4'3"
Dining Room	15'5" x 9'4"
Living Room	23'10" x 10'10"
Bathroom	3-Piece
Mud Room	15'10" x 13'7"
UPPER LEVEL	
Bedroom	10'3" x 8'10"
Bedroom	11'1" x 8'
Bedroom	10'11" x 10'3"