GORDONS
REAL ESTATE BROKERAGE

For many people, buying or selling a home is part of something bigger. A move to retirement living. A downsizing decision. The settlement of a family estate.

When life changes, there can be a lot to manage. You don't need to know every step. **Just the first one.**

At Gordons Real Estate Brokerage, we help families, estate trustees, and professionals navigate life's major transitions with confidence. From real estate services to downsizing and estate settlement support, everything works together under one roof.

Since 1958, we've been the trusted partner people turn to when the details feel overwhelming. Our experienced realtors, project managers, downsizing specialists, and appraisers work together to ensure every project is managed professionally, efficiently, and with care.

Thank you for your interest in this property. If you have any questions, our team would be pleased to help.

Learn more at **gogordons.com**

UNDER ONE ROOF.

PROPERTY INFORMATION

Offered for sale for the very first time since its construction, 1328 Grace River Road presents an extraordinary opportunity to own a private waterfront estate where timeless craftsmanship meets modern comfort. Set on meticulously landscaped grounds with breathtaking waterfront views, this remarkable property has remained in the same family since the 1950s and offers an unmatched combination of peace, privacy, and year-round enjoyment.

A long private driveway leads to the impressive main residence, thoughtfully designed with exceptional attention to detail. The beautifully landscaped grounds feature carefully crafted stone terraces, mature gardens, raised garden boxes, and winding walkways that blend seamlessly with the natural surroundings. Rich custom woodwork and handcrafted cabinetry are showcased throughout the home, creating a warm and inviting atmosphere that perfectly complements the setting. The custom kitchen is both functional and beautifully finished with quality cabinetry and high-end appliances, flowing into the dining room where a striking double-sided wood-burning fireplace creates a warm focal point shared with the adjoining living room. A bright four-season sunroom overlooks the water, while large windows and expansive decks invite the outdoors in, providing spectacular views and seamless spaces for entertaining or simply relaxing in complete serenity.

The home offers three bedrooms and two bathrooms, including a luxurious second-floor primary retreat featuring a cedar-lined walk-in closet, private balcony overlooking the lake, and an elegant ensuite complete with a soaker tub. The upper level also includes a spacious office, providing the perfect work-from-home space, reading room, or private retreat. Two additional main floor bedrooms each enjoy direct access to the deck, while the full unfinished basement offers abundant storage and outstanding future development potential. A whole-home Generac backup generator services the residence and all outbuildings, providing year-round confidence and peace of mind.

PROPERTY INFORMATION

Beyond the main home, the property continues to impress with an outstanding collection of outbuildings. A charming sleeping cabin with propane heat offers comfortable guest accommodations and could easily be converted into a fully self-contained living space. Attached to the cabin is a spacious hobby workshop with its own entrance, offering endless possibilities for craftspeople, hobbyists, or future expansion. Additional features include a detached two-car garage at the entrance to the property, a recently constructed three-bay garage ideal for storing boats and recreational vehicles, and a convenient storage building near the shoreline.

The waterfront is equally impressive, featuring a private dock, a beautiful sandy beach, and a naturally owned shoreline with no shoreline allowance. Ownership also includes a one-sixth deeded interest in a nearby private boat launch, making seasonal boating both easy and convenient.

Adding even more value, the sale includes a separate 8.4-acre parcel directly across the road, helping preserve the property's privacy while offering additional space and peace of mind for future generations.

Located in the heart of Ontario's cottage country near Wilberforce, this exceptional property offers the rare opportunity to enjoy refined waterfront living surrounded by pristine lakes, forests, trails, and endless outdoor recreation. Whether you're searching for a year-round home, a luxurious family retreat, or a legacy waterfront property to pass down for generations, 1328 Grace River Road is a truly rare offering.

PROPERTY DETAILS

ADDRESS: 1328 Grace River Road Wilberforce, On. K0L1M1
TYPE: Detached Residential on water
LEGAL DESCRIPTION: See Schedule B

SQ. FT:	2,313 (main house)
BEDROOMS:	3; 2 on main floor with deck access, primary on top floor with cedar lined closet, luxury ensuite bath with soaker tub and private balcony.
BATHS:	2
LAUNDRY:	Main floor laundry room.
BASEMENT:	Full, unfinished, development potential.
AGE:	37 Years (1989)
ELECTRICAL:	Breaker panel + Backup Generac generator.
ROOF:	Steel.
FOUNDATION:	Concrete
FLOORS:	Mixed.
CEILINGS:	Wood, Drywall.
WINDOWS:	Vinyl.
EXTERIOR:	Board and Batten.
INTERIOR:	Wood, Stone, Drywall.
PARKING:	Private extra large driveway.
GARAGE:	2; detached double garage at road, detached 3 car garage + storage at bottom of driveway.
ZONING:	WR4

PROPERTY DETAILS *continued*

TAXES:	5,967 (2025) main property
ROLL #:	462403000001400, 462403000000210
PIN #:	391590416, 391590161, 391590177
HIGH SPEED INTERNET:	Available
HEATING:	Forced air propane, wood burning.
COOLING:	Central air conditioning
RENTALS:	Propane tanks (Kelly's Propane).
WATER:	Private well.
WASTE:	Private septic.
HOME INSPECTION:	Full version at: www.gogordons.com
LOT DESCRIPTION:	Private, landscaped, sloping, waterfront
INCLUSIONS:	Fridge(s), stove, range, dishwasher, microwave, washer, dryer, safe, large outside sculptures and planters, Generac Generator.
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	5% of purchase price
SUGGESTED CLOSING:	Immediate

Visit **gogordons.com** for:

- Full Home Inspection Report
- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour

One team.
Every detail.

FOR DOWNSIZERS.
ESTATE TRUSTEES.
POWERS OF ATTORNEY.
UNDER ONE ROOF.®

GORDONS®
REAL ESTATE BROKERAGE

1-800-267-2206 gogordons.com