

# Niagara Wine Country Vineyard for Sale

2433 Regional Road 69,  
Lincoln, ON

## Vinemount Ridge Vineyard

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# Property Details

- Price - \$2,400,00.00
- House - +-3000 Sq. Ft.
- Bedrooms - 5
- Storeys - 2
- Site Area - 60.81 Acres
- Acres Planted - 50 Acres
- Farm Type - Vineyard
- Grape Varietal - Baco Noir
- Barns - 2
- Horse Paddock - 1
- In-Law Suite or B&B - 1
- Wood Stove - 1
- Stone Fireplace - 1
- Hot Tub - 1
- Pool - In ground
- 

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# The Land

Beautifully situated in Niagara wine country in the Vinemount Ridge Region bordering on both Twenty Mile Bench and the Short Hills Bench, this vineyard is a pleasure to show.

The property is over 60 acres, 50 of which is planted Baco Noir entering its' prime. It was planted in 2008-2010 by the owners, who are 3rd generation experienced grape growers. The drainage system is tiled in alternate rows and the grade is sloped toward the escarpment to assist with temperature control and drainage. The grape yield is under contract.

To the east of the house are two well maintained barns, used for equipment storage, and there is a horse paddock to the back of the property as well.



The drainage system is tiled in alternate rows and the grade is sloped toward the escarpment to assist with temperature control and drainage.



A small irrigation pond lies to the east of the horse paddock.



# The Land



The horse paddock separates the house and vineyard. This area could easily be landscaped depending on future use.



Ample turn around space for farm equipment.



# The Land



The gravel driveway provides parking for both equipment and vehicles.



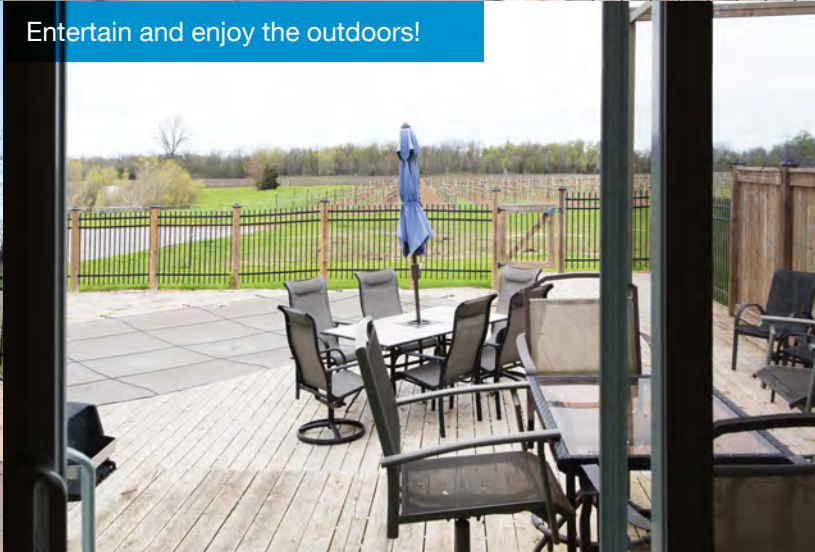
Two well maintained barns are used for equipment storage.



# The Land



The view from the master bedroom oversees the vineyard, landscaped deck and in ground pool.



Entertain and enjoy the outdoors!



# The House

The 5 bedroom house boasts an exquisite view of the vineyard and is a sizeable 3000+- square feet. The house has also been recently renovated with many upgrades.

The open concept kitchen/living room, features an incredible custom-made wood island and sliding glass doors leading out to the fully landscaped in-ground pool and deck area.

The large master bedroom includes a balcony overlooking the vineyard. The other two bedrooms have separate personal living quarters each, which could easily be converted back into 5 separate bedrooms.



The hot tub to the left of the sliding doors provides year round spa treatment.



# The House



The sun porch off of the dining room provides warmth and protection while enjoying the scenic view.

A pass-through from the kitchen to dining room facilitates the dining experience.



# The House



The hot tub, pool and deck are accessible through the main living room.



The fully equipped, renovated kitchen features a custom made barn board island.



# The House

(Former In-Law Suite)

A second living room can double as the main room of an in-law suite or Bed & Breakfast.

The suite includes its own kitchen and separate 3 piece bathroom



# The House



The open and spacious master bedroom leads to the walkout balcony with vineyard view.



The en-suite features a skylight, a luxury rain shower head plus his & her sinks.



# The House



The four remaining cozy bedrooms include charming sloped ceilings.



The hardwood floors throughout have been brought back to their original lustre.



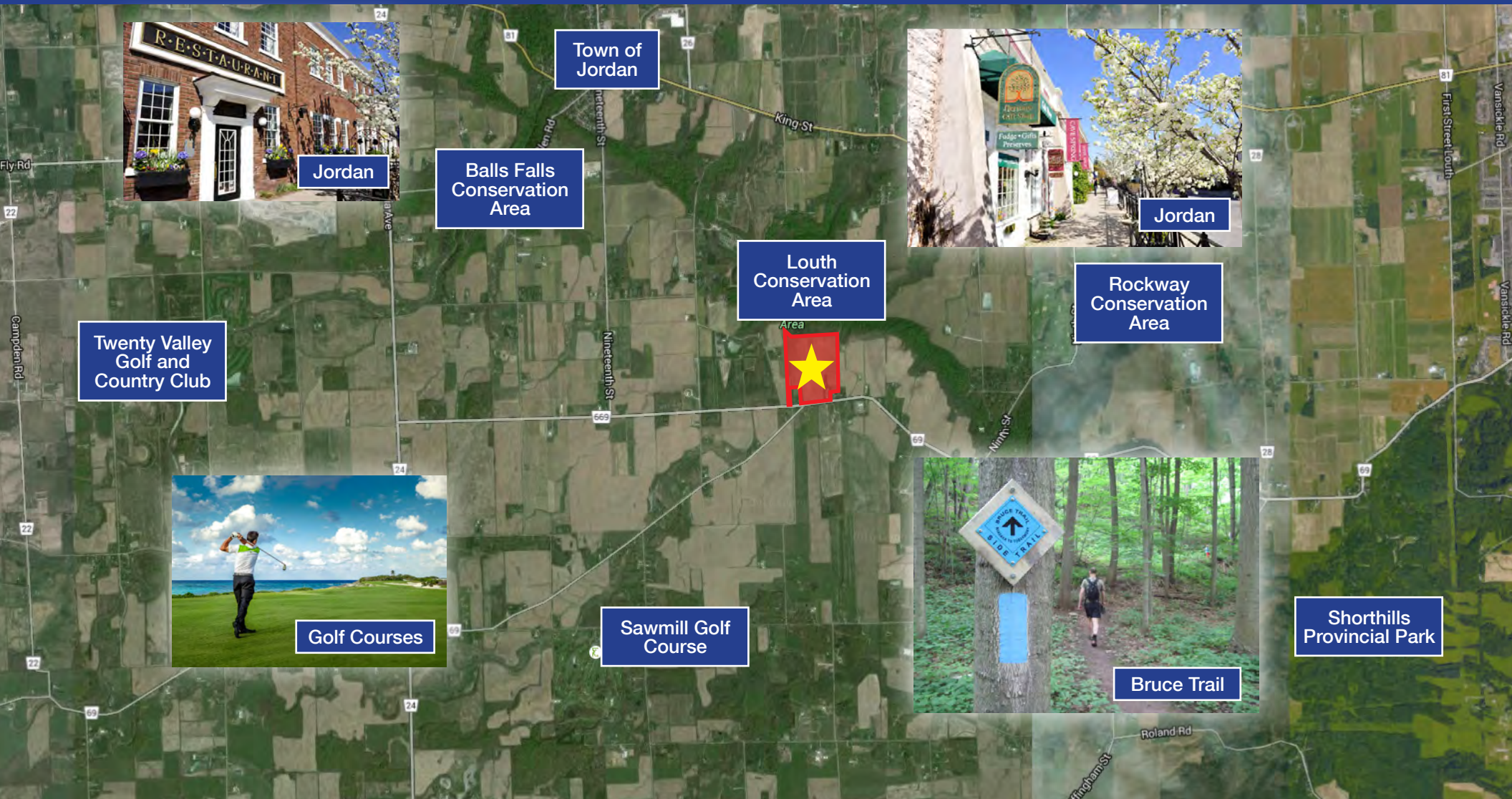
# Area Highlights

The Property backs onto the Bruce Trail, the Niagara Escarpment and the Louth Conservation Area.

Rockway Conservation Area is directly to the east with Balls Falls Conservation Area to the west.

The Property is also surrounded by Twenty Valley, Sawmill and Rockway Glen Golf and Country Clubs.

The tourist town of Jordan is only 7 minutes away; a perfect destination for boutique shops, wine and gold star restaurants.



# The Location

The Property is located within the town of Lincoln and the Vinemount Ridge grape growing region, known for producing grape varietals for world class wines.

St. Catharines, the closest major city to the Property, is the largest city in the Niagara Region and the sixth largest urban area in Ontario with a population of around 132,000.

Approximately 10 million people live within a 100 mile radius of St. Catharines.

The city belongs to the Golden Horseshoe, a region with a population of about 6 million and is less than an hour away from the Greater Toronto Area.

## City - Distance Away

St. Catharines - 10 Minutes

Beamsville - 15 Minutes

Niagara Falls - 20 Minutes

Niagara-on-the-Lake - 20 Minutes

Buffalo - 35 Minutes

Hamilton - 30 Minutes

Mississauga - 50 Minutes

Toronto - 1 Hour, 15 Minutes



# Contact

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