



1609 NOTTAWASAGA CONCESSION 6 SOUTH
FOUR WHEEL FARM
CREEMORE

FOUR WHEEL FARM, CREEMORE

Four Wheel Farm is a rare and extraordinary 242-acre estate offering unmatched privacy, panoramic views, and timeless character in the heart of Southern Georgian Bay. Set across two parcels (approx. 102 and 140 acres), this legacy property overlooks the Niagara Escarpment with views of Georgian Bay and its own gently sloping vineyard. Surrounded entirely by farmland, the setting is peaceful and secluded yet just minutes from Creemore, Collingwood, Mad River Golf Club, and private ski clubs including Devils Glen and Osler Bluff, under 2 hours from Toronto.

A Tranquil Estate Framed by Light and Character

At its centre, Four Wheel Farm offers a beautifully preserved red brick Victorian farmhouse, thoughtfully expanded with modern additions that honour its heritage while elevating its functionality. With over 6000 square feet of living space, the home exudes warmth and charm throughout. The open-concept main floor flows seamlessly between a remodelled eat-in kitchen, formal and informal living areas, a dining room perfect for entertaining, and a sun-drenched three-season room with in-floor heating and views across the ponds and vineyard. Four wood-burning fireplaces and rich architectural details add to the inviting atmosphere. Multiple decks and a hot tub enhance the connection to the surrounding landscape, creating ideal spaces for both relaxing and hosting friends and family.

The home features five bedrooms and six bathrooms, including a generous primary suite, a five-piece ensuite, and a private balcony offering breathtaking views of the property and Georgian Bay. Each additional bedroom features large windows, with two additional full baths thoughtfully situated to serve family and guests.

The finished lower level of the farmhouse offers additional hidden luxuries, including but not limited to a sauna, recreation room, and ample storage space.

An Outdoor Oasis

This property offers a rare combination of rural tranquillity and access to some of Ontario's most vibrant four-season destinations. The surrounding acreage provides not only privacy, but also the opportunity to engage with the land, whether through gardening, outdoor gatherings, or quiet walks through open fields. With its gentle topography, tree-lined boundaries, and storybook views, the property evokes the best of country living with none of the compromise.

The land includes approximately 140 acres of productive farmland, a 5.5-acre vineyard, 30 acres of sugar bush and mixed hardwood, four ponds, and trails through forests and natural habitat. Outbuildings include a classic renovated 60 x 60 barn and a large drive shed for equipment.

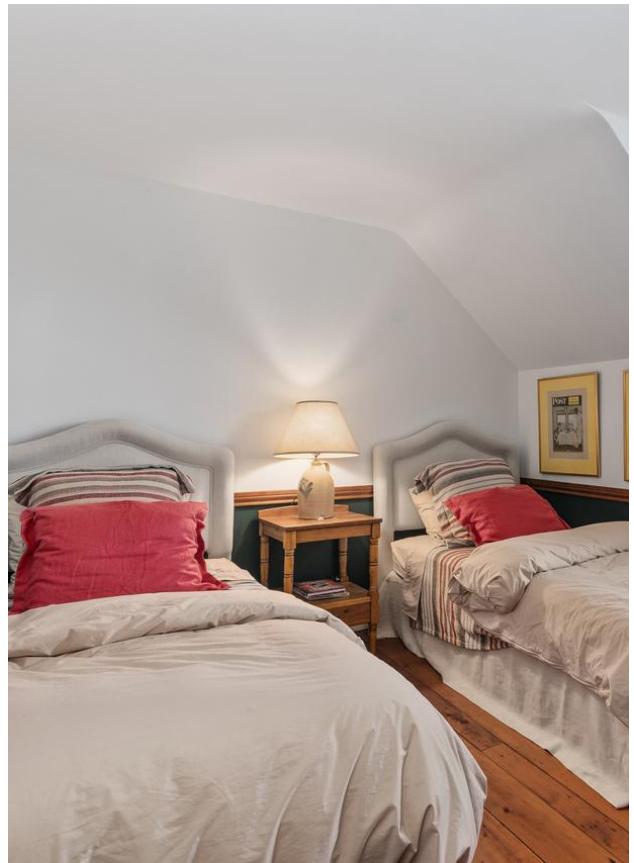
This is a once-in-a-generation opportunity to own a truly private, character-filled estate with enduring appeal for generations to come.



















FEATURES OF THE HOME

- Multiple main floor living areas, each with unique offerings
- Five spacious bedrooms and six bathrooms
- Inviting primary suite with balcony and ensuite
- Gourmet kitchen with centre island and excellent flow to eat-in area and family room
- Family room and formal living room for everyday comfort and entertaining
- Large three-season room featuring in-floor radiant heat
- Main-floor laundry room and mud room
- Lower level featuring a spacious recreation room, sauna, three-piece bathroom, and storage
- Lower level built-in garage offering great utility, additional storage, and walk-out access
- Surrounded by private, picturesque farmland
- Beautifully positioned to capture natural light throughout the day, as well as the most exceptional sunsets
- Four wood burning fireplaces

INCLUSIONS

- All Existing Appliances: Washer, Dryer, Dishwasher, Microwave, Refrigerator, Range & Range Hood
- Hot Tub
- All Window Coverings
- All Electric Light Fixtures
- Included Barn Items: Electric apple crusher, electric apple washer, Argo, Firman 5700 generator, gas firepump and hose, walk in cooler, assorted wine barrels, kitchen tables and chairs, ping pong table, small pool table, and pickle ball set up
- All Winemaking items in barn including: 3x1000L crush tanks, 4x300L stainless tanks, 4x 400L stainless tanks, electric destemmer, 70 L water bladder grape press, juice pump, mash pump, filter press-large and small, glass jug containers, massey tractor with roller and all geotextile vine cover
- All maple syrup equipment: pails, spiles, evaporator and propane burners

**Inclusions are negotiable*

LOT SIZE

- 242 Acres (2 parcels)

SQUARE FOOTAGE OF HOME

- 6058 Sq Ft

TAXES

- \$10,252 (2025)

POSSESSION

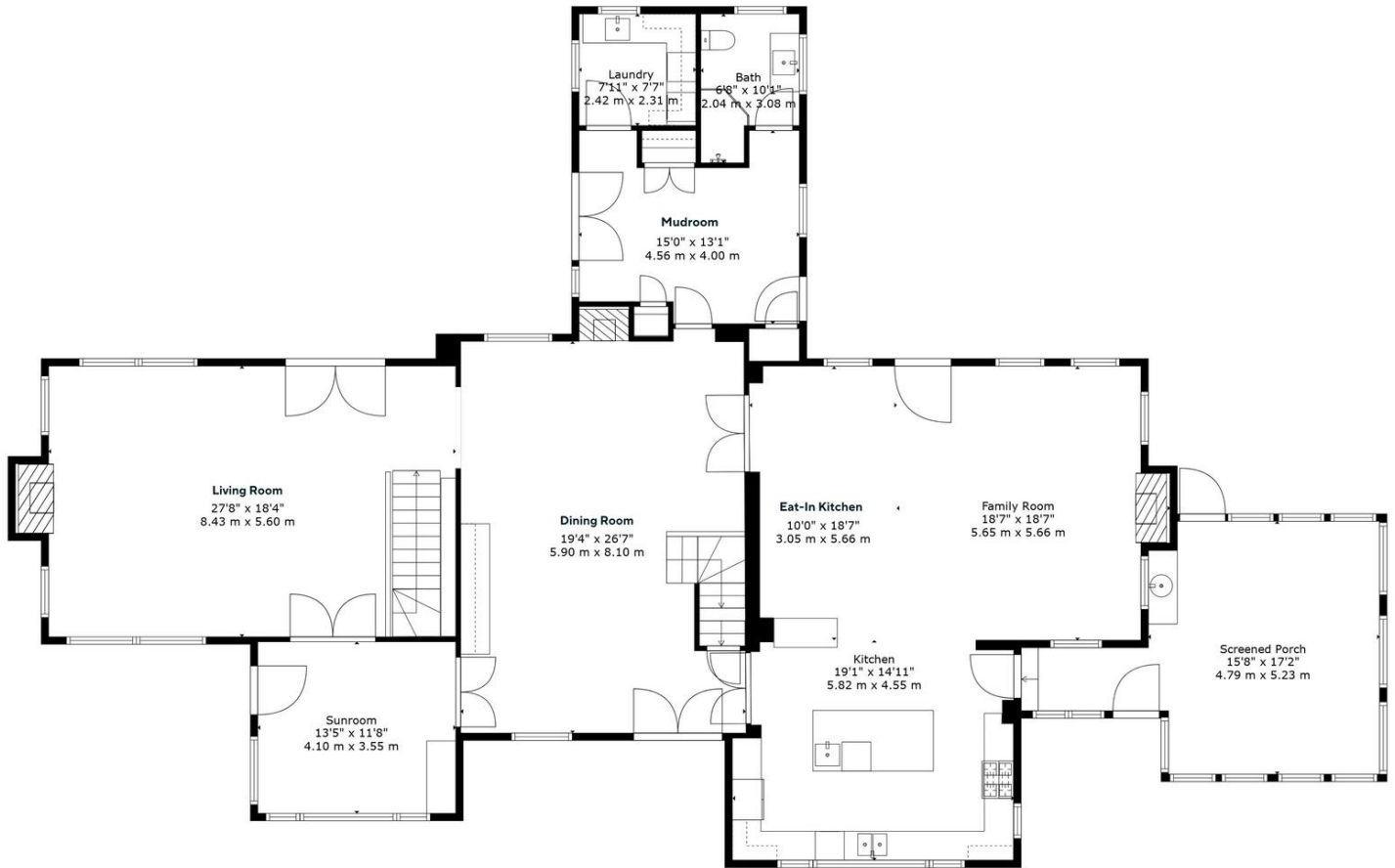
- Flexible

HEATING

- Electric/ Hot Water Boiler with Air Handler

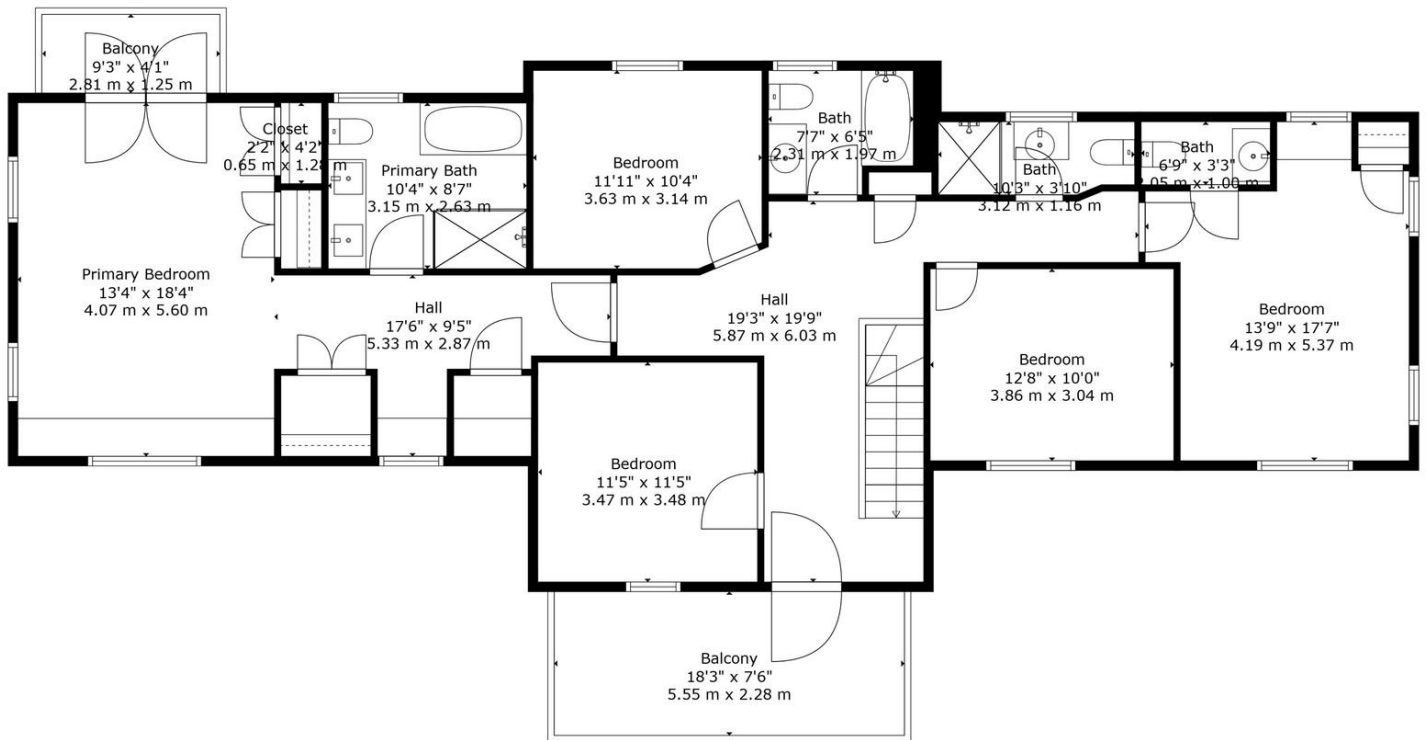
MAIN FLOOR

FLOOR PLAN



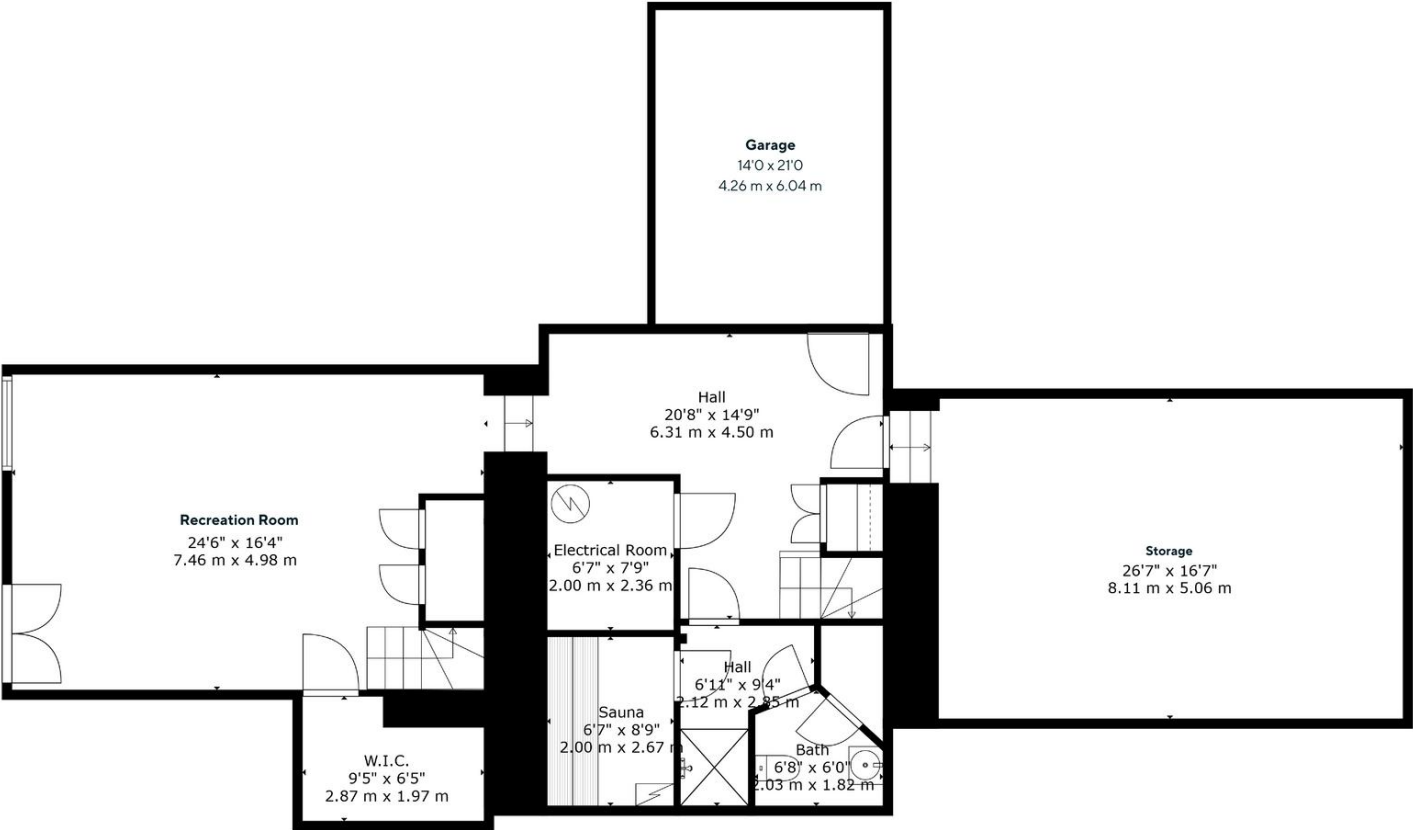
SECOND FLOOR

FLOOR PLAN



LOWER LEVEL

FLOOR PLAN





ELEVATE YOUR EXPECTATIONS



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