



Bruce Trail

Quarry Road

3753 Quarry Rd, Lincoln, ON

For Sale

- Excellent Owner Occupy Business Opportunity
- Beamsville Bench Vineyard
- **±22 Acres**

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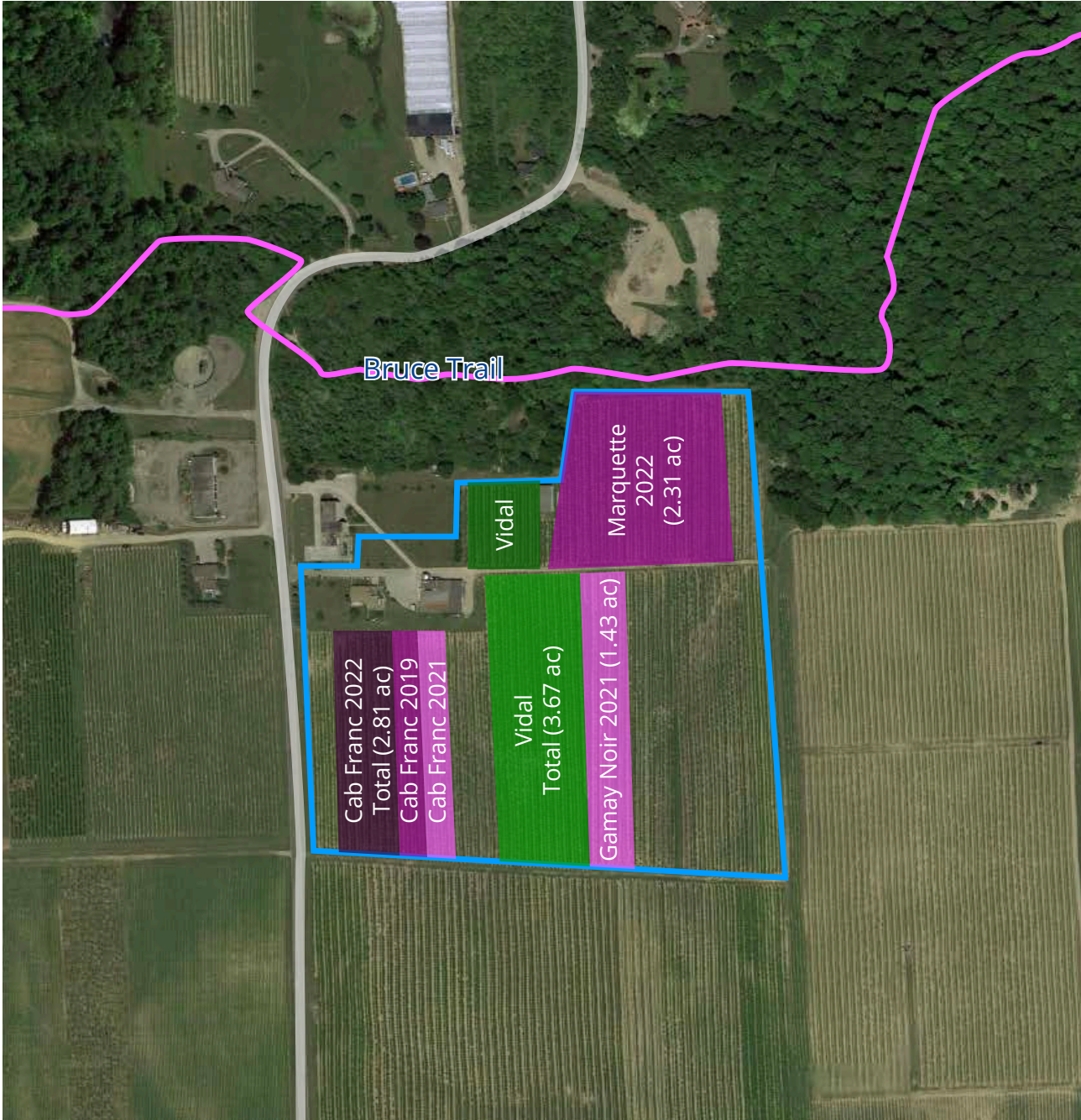


The Opportunity

Excellent property to live and work on ±22 acres in the heart of Niagara wine country. Close proximity to the QEW. Great business owner property with a 2,550 SF Bungalow completed in 2020, a heated workshop and storage facilities. Large area of crushed stone for parking equipment and vehicles.

The recently renovated 4,700 SF insulated, gas heated workshop includes 4 overhead doors and 200 AMP hydro service. Exterior cladding matches the house. The property also has a stand alone 1,000 SF storage facility with a concrete floor and 2 overhead doors. Perfect for storing tools and equipment.





The Vineyard

The property is a lush, ±22 acres, with approximately ±10 acres of planted vineyard, partially tiled and drained. Varietals include Cabernet Franc, Gamay Noir, Marquette and Vidal varietals. An additional fertile ±9 acres is ready for planting. Current owners are willing to continue to manage the vineyard or transition to new owners.

Previously run as an estate winery and apart from the current vineyard use, this stunning property has other potential uses permitted within the existing zoning allowing for home based businesses and agri-tourism operations. A great fit for all trades and owners with an entrepreneurial spirit.



Location Overview



Subject Property

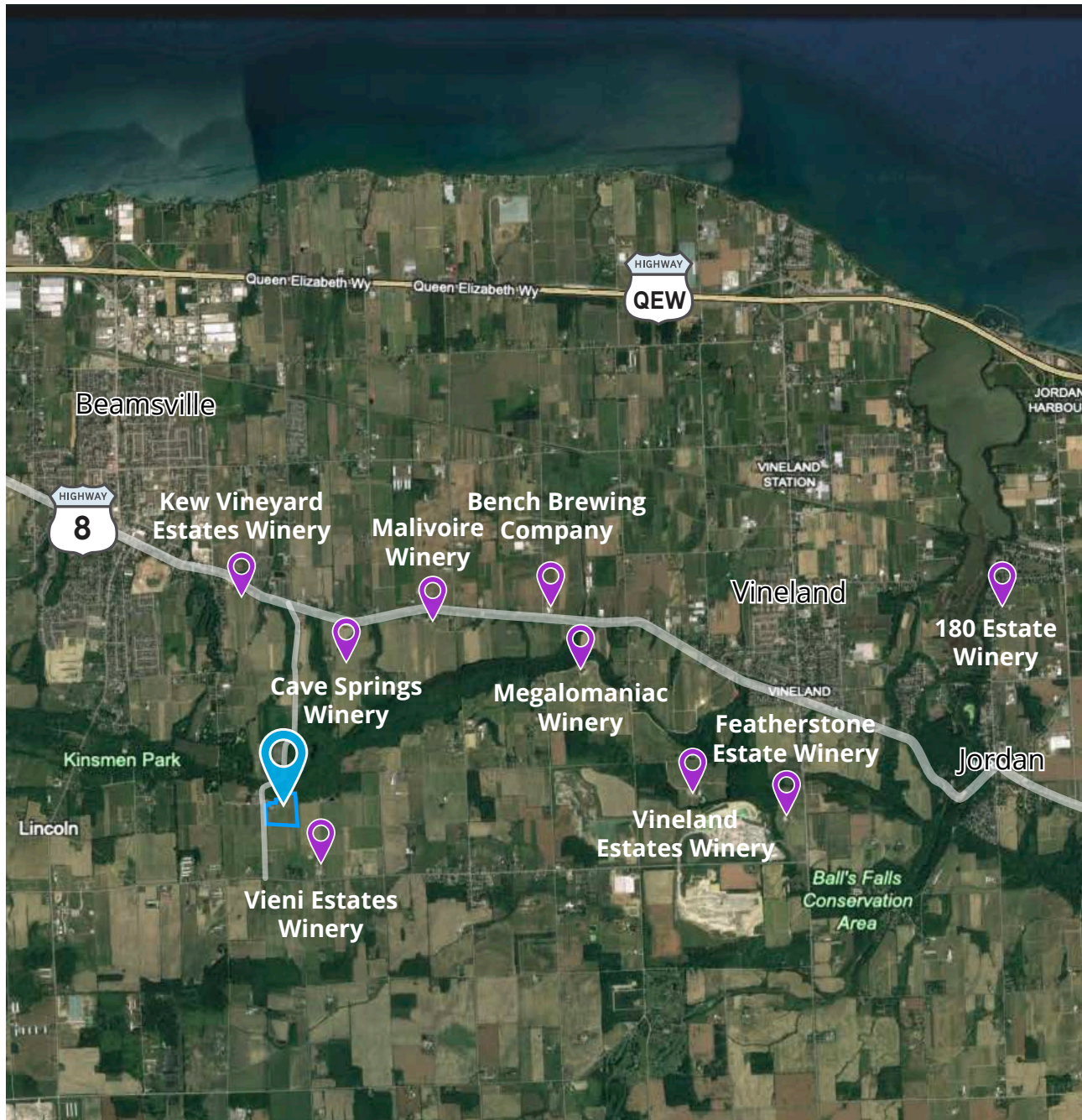
The Property is located just south of downtown Beamsville within the Beamsville Bench grape growing region, known for producing grape varietals for world class wines.

Tourist towns Vineland and Jordan are minutes away; perfect destinations for boutique shops, wine and gold star restaurants.

Many renowned Vineyards surround the Property as well as Golf Courses, Conservation Areas and Parks. The Bruce Trail is also steps to the north of the Property. A nature lovers dream property.



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Heated **Workshop** - Many Business Purpose Possibilities



Building Size	4,700 SF
Bathrooms	1 - 2-piece
Water	Well
Heating	Gas Forced Air - Unit Heater
Power	200 AMP

Features

- Insulated and heated
- \$100k in upgrades in 2019
- Attractively clad to match main residence
- 2-piece wash room
- 4 overhead doors
- Possibility to accommodate a large variety of business purposes

4,700 SF



4 Overhead Doors



20 Parking Spaces on Property



Main Residence



The main residence is a newly built (2020) creatively designed 2,550 SF bungalow with vaulted high ceilings and plenty of natural light. The open concept kitchen boasts stunning views of the vineyard as well as the large adjacent rear and side composite deck; an entertainers dream in the warmer months. The considerably large primary bedroom is equip with a walk in closet and a 5 piece bath. The basement is 2,000 SF partially finished and ready for a new owners' imagination.

Features

- Open concept kitchen with large island
- Quartz counter tops
- 14' vaulted ceilings with pot lights in principal rooms
- Hardwood flooring throughout
- Great room boast gas fireplace and expansive views
- Wrap around resin deck
- Primary suite with walk in closet and en suite with heated floors
- Main floor laundry room
- Wine Cellar

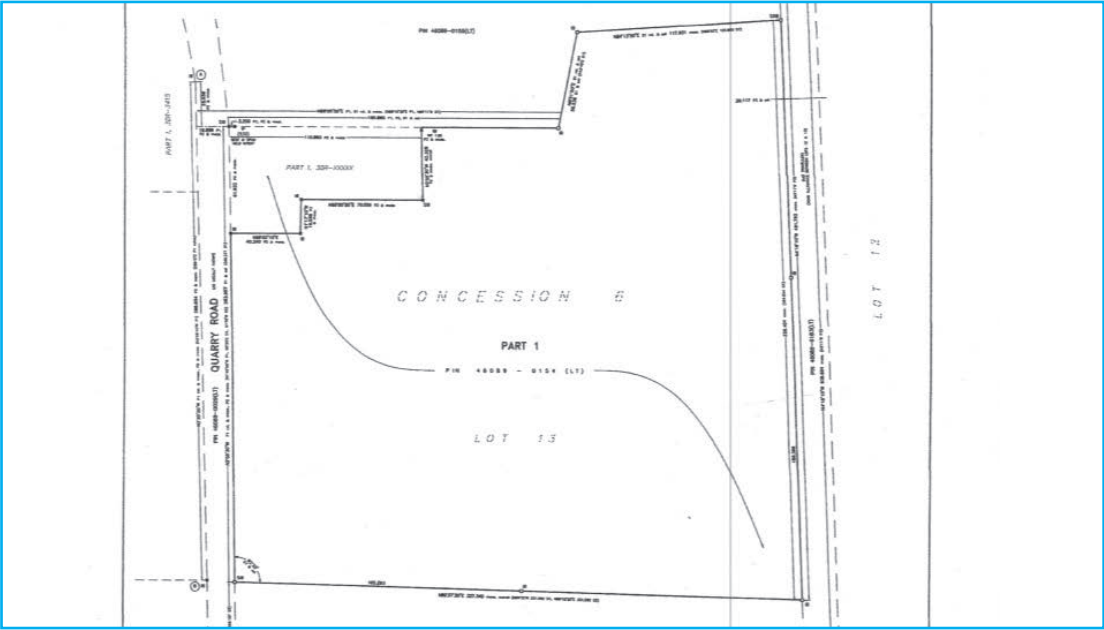
2,550 SF



Oversized Double Attached Garage



Property Lines



Property Overview

Civic Address	3753 Quarry Rd, Lincoln, ON
Lot Size	±22.04 Acres
Sale Price	\$2,785,000
Taxes	\$3,335.92 (2023)
Main Residence	±2,550 SF - (2020)
Heated Workshop	±4,700 SF
Storage Building	±1,000 SF
Water Source	2 Drilled Wells (house and shop)
Water Treatment	Reverse osmosis, iron/mineral filter, sediment filter, UV system, water softener (all owned)
Sewer	Septic system with 1,200 gallon plastic double tank
Power	200 AMP
Security System	7 cameras, 2 monitors
Zoning	A - Agricultural



Aerial Photos

3753 Quarry Rd, Lincoln, ON

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House Exteriors

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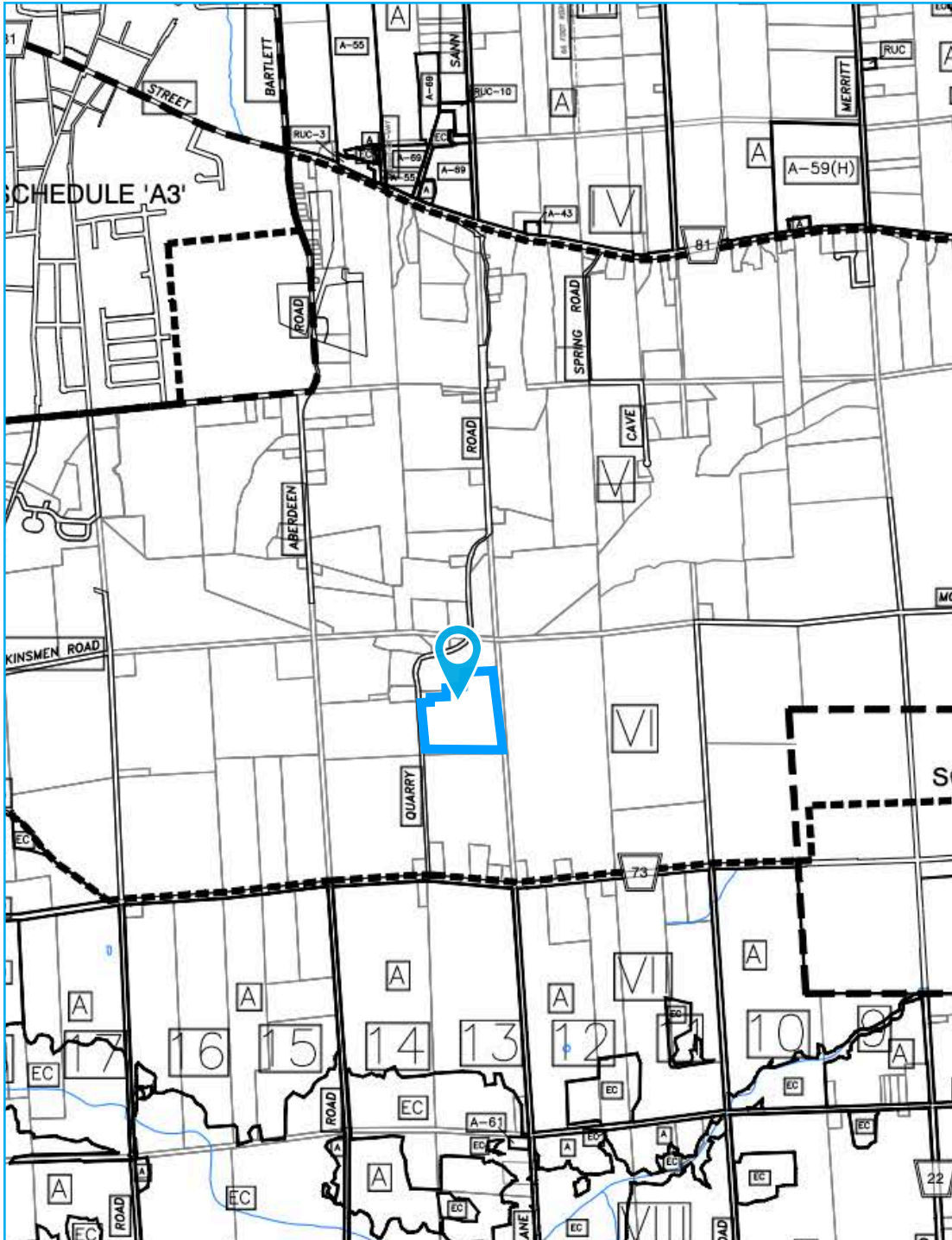
House Interiors

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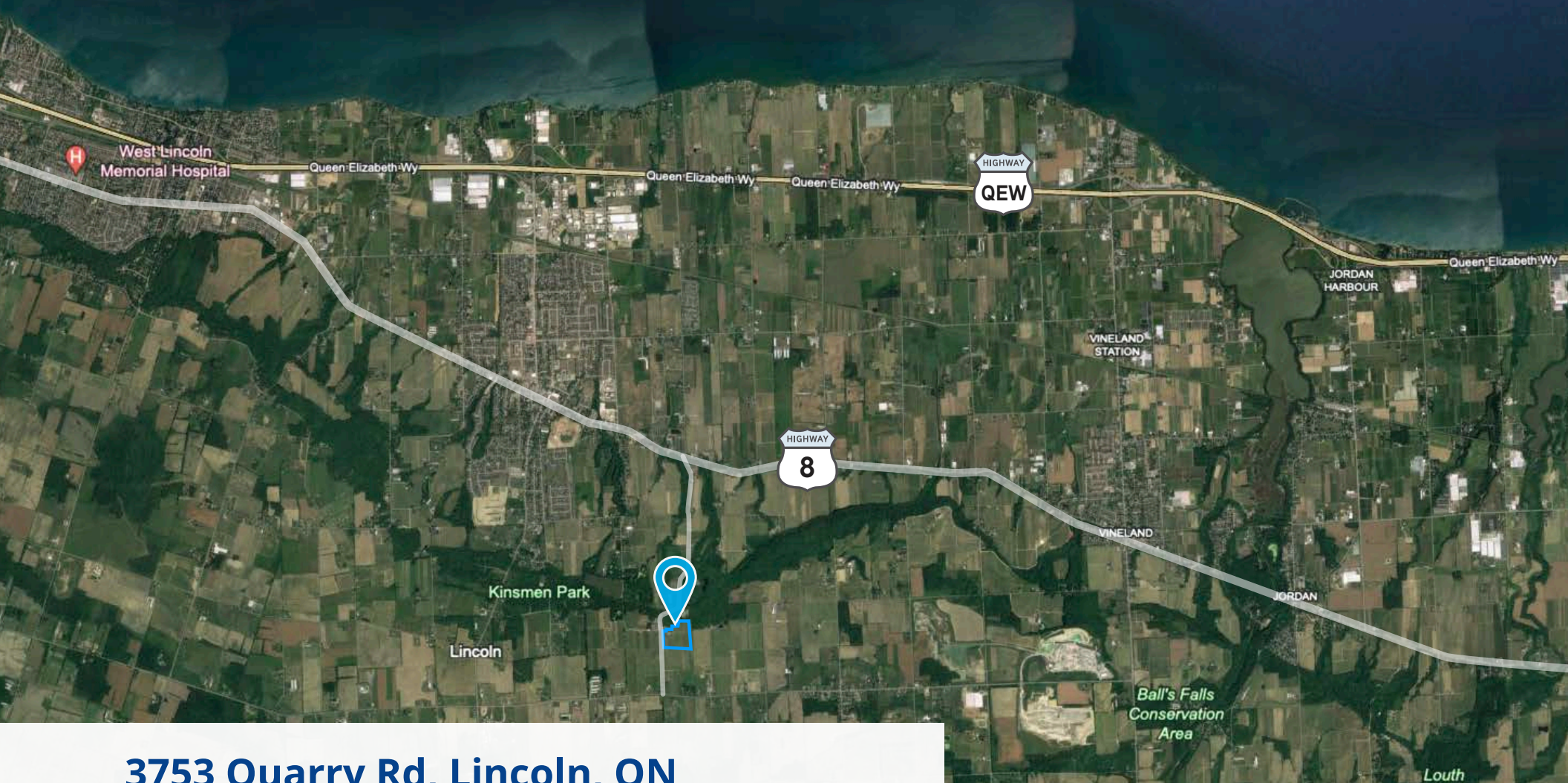


Zoning - A

Agricultural *

Uses	A
Residential Uses	
Home-Based Business <i>(refer to Section 3.18)</i>	A
Secondary residential units <i>(refer to Section 3.32)</i>	A
Single detached dwelling	•
Agricultural Uses	
Agricultural use	•
On-farm diversified use <i>(refer to Section 3.3)</i>	A
Agricultural-related use <i>(refer to Section 3.3)</i>	A
Agri-tourism use <i>(refer to Section 3.3)</i>	A
Agricultural Research Accessory to an Agricultural use	•
Cannabis Production Facility <i>(refer to Section 3.3)</i>	•
Conservation use, save and except any buildings	•
Farm Labour Housing <i>(refer to Section 3.3)</i>	A
Greenhouse	•
Commercial Uses	
Bed & Breakfasts	A
Home for Special Care	•
Kennel	A
Private home daycare <i>(refer to Section 3.28)</i>	A

* Please refer to the Lincoln Zoning By-Law for complete comprehensive information



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