



A PRIVATE COUNTRY ESTATE

Dunvegan Farm

The Muskoka feeling, without the long drive.

5008 Ninth Line, Erin, Ontario

47 private acres | Ground-fed lake | Fully renovated stone farmhouse

OFFERED AT \$3,495,000

MLS X13411962

THE ESTATE

A private world close to the city.

Dunvegan Farm brings together the things buyers usually have to choose between: privacy and proximity, enduring stone character and modern comfort, a true country setting and a life still connected to the city.

At its heart is a fully reimaged stone farmhouse, surrounded by 47 acres, a remarkable ground-fed lake, and trails that wind through the property.

The residence is not heritage-designated and the property is not conservation land - an uncommon distinction for buyers who value both architectural character and future flexibility, subject to zoning, permits, approvals, and buyer due diligence.

47 ACRES

PRIVATE COUNTRY SETTING



THE LAND

The rarest amenity is the land itself.



GROUND-FED LAKE

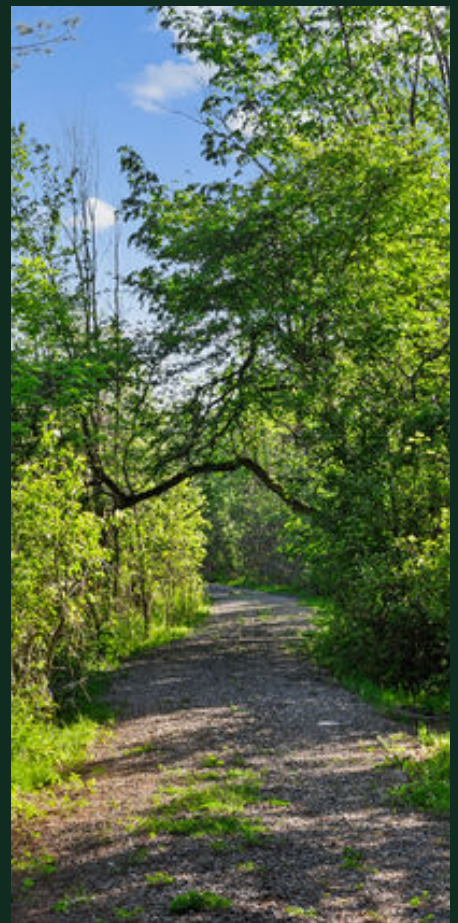
A private body of water at the heart of the estate, framed by mature trees and open sky.

PRIVATE TRAILS

A maintained trail network creates room for quiet walks, exploration, and four-season life outdoors.

ROOM TO BREATHE

Forty-seven acres make everyday life feel like a retreat - without making the city feel unreachable.



THE HOME

Original stone. Completely reimagined.



The renovation respects the soul of the original farmhouse while making each space feel calm, considered, and ready for modern life.

Natural materials, quiet luxury, generous rooms, and more than \$800,000 in thoughtful upgrades create a home that feels refined without being precious.

4 BEDROOMS | 3 BATHROOMS | APPROX. 3,500-5,000 SQ FT



THE PRIMARY RETREAT

Everyday life, elevated.

A generous primary bedroom and spa-like ensuite carry the same sense of ease found throughout the estate: warm, uncluttered, and designed to make the ordinary feel exceptional.

AT A GLANCE

Dunvegan Farm

A complete private estate in Erin, Ontario.

47

PRIVATE ACRES

4

BEDROOMS

3

BATHROOMS

\$800K+

UPGRADES



- Fully renovated stone farmhouse
- Fully renovated interiors
- Ground-fed private lake
- Maintained private trail network
- Not heritage-designated
- Not conservation land
- Approx. 3,500-5,000 sq ft
- 5008 Ninth Line, Erin, Ontario
- Offered at \$3,495,000
- MLS X13411962



PRIVATE VIEWINGS

Some properties need to be felt.

Experience the quiet beside the lake, the texture of the stone, and the unexpected ease of reaching 47 private acres from the city.

AHMED TABASH

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EXPLORE THE ESTATE

Information is believed to be accurate but is not warranted. Measurements and property details should be independently verified by the buyer and the buyer's representative.