



312015 HIGHWAY 6

AYTON, ONTARIO

kw HOME GROUP
REALTY BROKERAGE
KELLERWILLIAMS
INDEPENDENTLY OWNED & OPERATED

312015 HIGHWAY 6

AYTON, ONTARIO

MLS®: X13053902/ X13053904

\$2,250,000

Residential Property Information

PROPERTY STYLE	Detached 2 storey
BEDROOMS	5
BATHROOMS	3 Full, 1 Half
SQUARE FOOTAGE	2,781
YEAR BUILT	2018
DRIVEWAY	8 Spaces
TAXES	\$12,229.60 (2025)

Commercial Property Information

PROPERTY STYLE	Golf Course with Restaurant
ACREAGE	39 Acres
POSSESSION	60-89 Days
RESTAURANT CAPACITY	50 indoors, 16 outdoors

Take a tour of this property [HERE!](#)

Kim Hannah

REALTOR®



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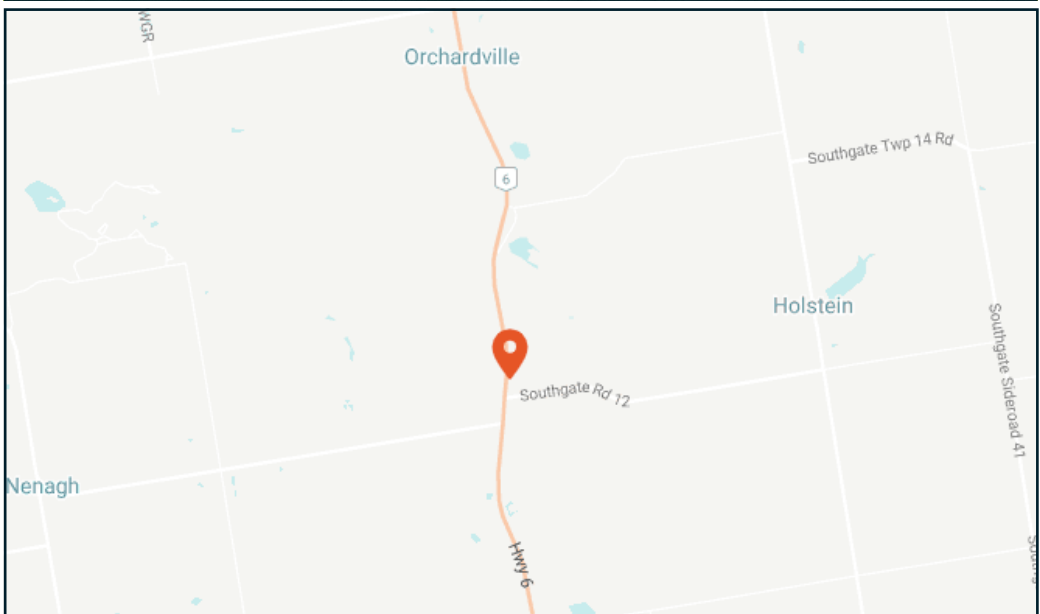
KW HOME GROUP
REALTY BROKERAGE
KELLER WILLIAMS
INDEPENDENTLY OWNED & OPERATED



A unique opportunity to own a home and business- all in one location



Run your own club house & fully equipped, licensed restaurant



Located on Highway 6, North of Mount Forest

RESIDENTIAL PROPERTY



This exceptional property offers a rare opportunity to enjoy luxurious country living while operating a thriving business—all in one remarkable location. Set on a 9-hole golf course, the property also features a fully serviced, year-round restaurant, making it an ideal live/work investment. The stunning 2,700 sq. ft. home is designed with both comfort and elegance in mind, complete with a fully finished walk-out basement that provides generous additional living space. Inside, you'll find bright, spacious principal rooms enhanced by upscale details, including a coffered ceiling in the dining room, a cozy gas fireplace in the great room, and a chef-inspired kitchen equipped with a Sub-Zero refrigerator and an oversized island perfect for entertaining. A screened-in porch overlooks the course, offering a peaceful retreat to relax and take in the views. Upstairs, the expansive primary suite features a private ensuite and walk-in closet, while three additional bedrooms—each with their own walk-in closet—ensure ample space for family or guests. The property also offers abundant parking, with a double attached garage and a large driveway capable of accommodating gatherings of any size.



RESIDENTIAL FLOORPLANS

MAIN FLOOR | 1371 SQFT

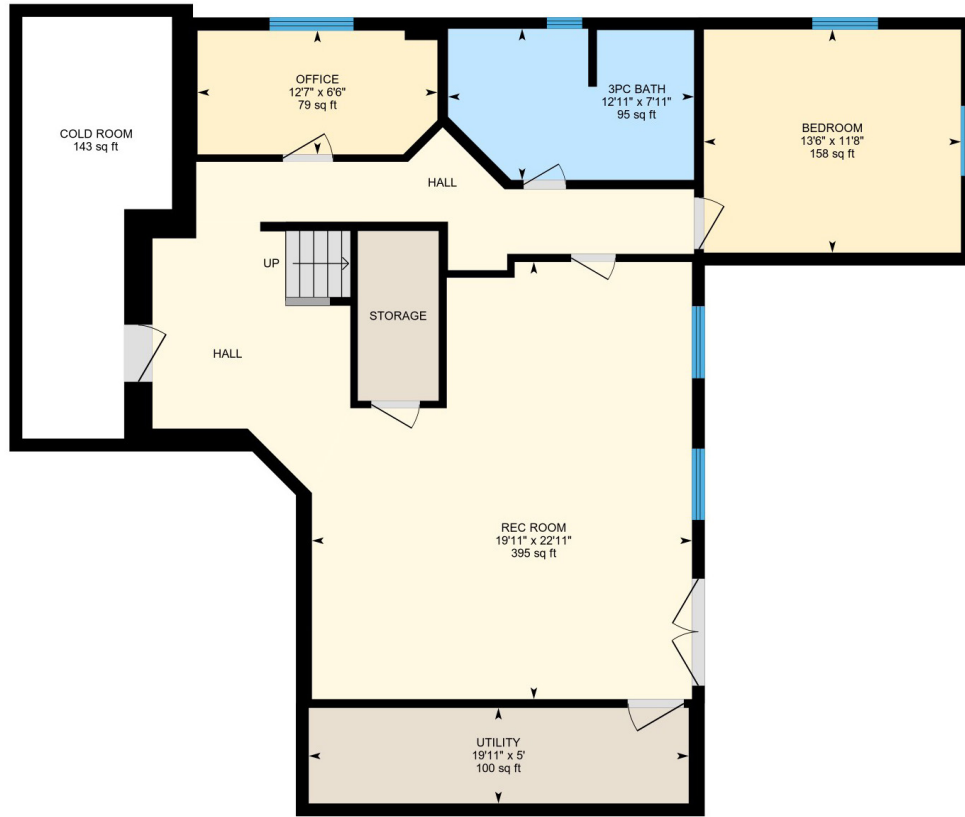


SECOND FLOOR | 1410 SQFT



RESIDENTIAL FLOORPLANS

BASEMENT | 1285 SQFT



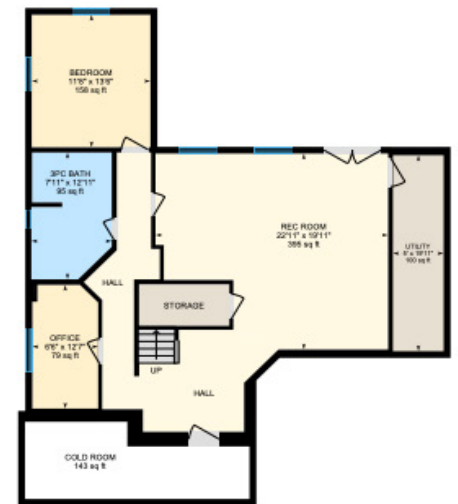
ENTIRE HOME | 4,065 SQFT



MAIN FLOOR



SECOND FLOOR



BASEMENT

RESIDENTIAL MLS PRINTOUT

312015 Highway 6 West Grey
Active / Residential Freehold / Detached

MLS® #: **X13053902**
 List Price: **\$2,250,000**
New Listing



Grey County/West Grey/West Grey

Tax Amt/Yr: **\$12,229.60/2025** Transaction: **Sale**
 SPIS: **No** DOM: **1**
 Legal Desc: **Pt Lt 18 Con 1 Division1 EGR Egremont; Pt Lt 18 Con 1 Division 2 Egr Egremont as in GS127246**

Style: **2 Storey** Rooms Rooms+: **12+0**
 Fractional Ownership: BR BR+: **5(5+0)**
 Assignment: Baths (F+H): **4(3+1)**
 Link: **No** SF Range: **2500-3000**
 Storeys: **2.0** SF Source: **Plans**
 Lot Irreg: Lot Acres:
 Lot Front: **613.45** Fronting On: **E**
 Lot Depth: **0.00** Builder Name:
 Lot Size Code: **Feet**
 Zoning: **C5 & OS-381**
 Dir/Cross St: **Hwy 6 and Southgate Rd 12**

PIN #: **372960156** ARN #: **420501000600400** Contact After Exp: **No**
 Holdover: **90** Survey Year/Type: **Unknown**
 Possession: **Flexible** Possession Date: **2026-06-30**

Kitch Kitch + Fam Rm:	1 (1+0) Yes	Exterior:	Brick, Vinyl Siding	Water:	Well
Basement:	Yes/Finished W/O, Full	Garage:	Yes	Water Supply Type:	Drilled Well
Fireplace/Stv:	Yes	Gar/Gar Spcs:	Attached Garage/2.0	Water Meter:	
Fireplace Feat:	Living Room, Propane	Drive Pk Spcs:	8.00	Waterfront Feat:	
Interior Feat:	Air Exchanger, Auto Garage Door Remote, Carpet Free, Central Vacuum, Propane Tank, Water Heater, Water Purifier	Tot Pk Spcs:	10.00	Waterfront Struc:	
Heat:	Forced Air	Pool:	None	Well Capacity:	
Heat Source:	Propane	Room Size:		Well Depth:	
A/C:	Yes/Central Air	Rural Services:		Sewers:	Septic
Central Vac:	Yes	Security Feat:	Alarm System	Special Desig:	Other
Laundry Lev:	Main			Farm Features:	
Property Feat:	Clear View, Golf, Lake/Pond			Winterized:	
Exterior Feat:	Deck, Patio, Porch Enclosed, Recreational Area				
Roof:	Shingles				
Foundation:	Poured Concrete				
Soil Type:					
Waterfront Y/N:	No	Waterfront:		Island YN:	
Water Struct:		Easements/Restr:			
Under Contract:		Dev Charges Paid:		HST App To SP:	In Addition To
View:		Lot Shape:		Lot Size Source:	MPAC

Remarks/Directions

Client Rmks: **Ever dreamed of owning your own golf course? Now is your chance. This exceptional property offers a rare opportunity to enjoy luxurious country living while operating a thriving business-all in one remarkable location. Set on a 9-hole golf course, the property also features a fully serviced, year-round restaurant, making it an ideal live/work investment. The stunning 2,700 sq. ft. home is designed with both comfort and elegance in mind, complete with a fully finished walk-out basement that provides generous additional living space. Inside, you'll find bright, spacious principal rooms enhanced by upscale details, including a coffered ceiling in the dining room, a cozy gas fireplace in the great room, and a chef-inspired kitchen equipped with a Sub-Zero refrigerator and an oversized island perfect for entertaining. A screened-in porch overlooks the course, offering a peaceful retreat to relax and take in the views. Upstairs, the expansive primary suite features a private ensuite and walk-in closet, while three additional bedrooms-each with their own walk-in closet-ensure ample space for family or guests. The property also offers abundant parking, with a double attached garage and a large driveway capable of accommodating gatherings of any size. This is a truly unique opportunity to combine lifestyle and business in a picturesque setting.**

Inclusions: **see supplements for detatils**

Listing Contracted With: **Keller Williams Home Group Realty 226-780-0202**

COMMERCIAL PROPERTY



9 HOLE GOLF COURSE plus residence. Love golf and looking to be your own boss? Look no further than this family run 9 hole course just north of Mount Forest. The property is 39 acres and includes the course, a restaurant plus out buildings for storage of equipment. The home was built in 2018 and has plenty of room for the whole family with 4+1 bedrooms, large principal rooms, a fully finished walk out basement and screened room and deck overlooking the course. The licensed restaurant has seating capacity for 50 patrons inside, mens and women's washrooms and a patio area seating 16 for the nice weather. There is an outbuilding to house equipment for the property as well. A full chattels list is available. This is a turn key operation with regular clientele as well as visitors to the area. Owner may be willing to train.



COMMERCIAL MLS PRINTOUT

312015 Highway 6 Southgate
Active / Commercial / Sale of Business

MLS@#: **X13053904**
 List Price: **\$2,250,000/For Sale**

New Listing

Grey County/Southgate/Southgate



Tax Amt/Yr:	\$12,686.45/2025/An	Transaction:	Sale
SPIS:	No	DOM:	1
Category:	With Property	Use:	Golf Course
Link:		Holdover:	90
Freestanding:		Franchise:	No
Occupant:	Owner	Possession:	Flexible

Zoning: **C5 & OS-381**
 Dir/Cross St: **Hwy 6 and Southgate 12**

PIN #:	372960163	ARN #:	420501000505200	Contact After Exp:	No
Possession:	Flexible	Possession Date:	2026-06-30		
Retail Area:	2,000 Square Feet	Lot/Bldg/Unit/Dim:	Lot 613.45 x Feet	Out Storage:	Yes
Heat:	Propane Gas	Water:	Well	Basement:	No
		A/C:	Yes	Assessment:	2025
		Garage Type:	Double Detached Garage	Chattels:	Yes
		Park Spcs:	30.00	LLBO:	Yes
				Hours Open:	9 a.m. - 7 p.m.
				Employees Full:	2
				Seats:	52
				Area Infl:	Grnbelt/Conserv, Major Highway

Commercial/Financial Information

For Year: _____ Financial Statement: **Yes**
Remarks/Directions

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PROPERTY CHATTELS

- Kubota ZD323 Zero Turn Lawn Mower with 60" Deck
 - Toro Grounds Master 4500
 - 2 Toro Flex 21 Walk Behind Greens Mowers
 - 1 Toro 1600 Walk Behind Mower
 - Stihl M5291 Chain Saw
 - Stihl BR 700 BackPack Leaf Blower
 - Stihl FS91R Weed Wacker
- 1 Kubota L4060 Tractor with cab. Front Bucket and rear snow blower (400 hours)
 - 1 Land Pride overseeder
 - 10 2018 Gas Club Car Golf Carts
 - 6 2008 Gas Club Car Golf Carts
- 1 2016 Gas Club Car Carryall 300 (600 hours)
 - Custom Tables and Chairs in 2019
 - Restaurant Equipment
 - Simonz Platinum 3000 PSI Power Washer