

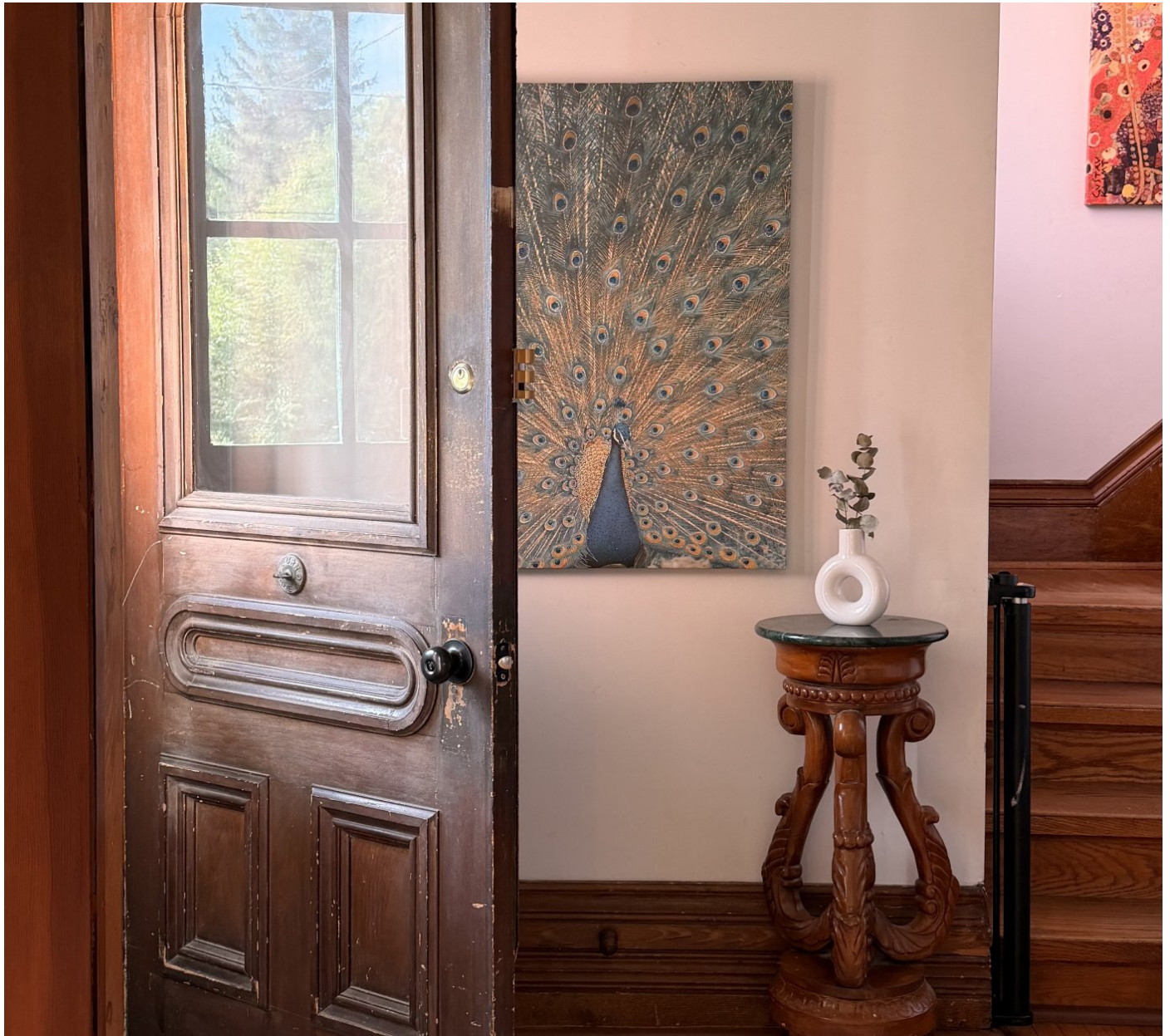


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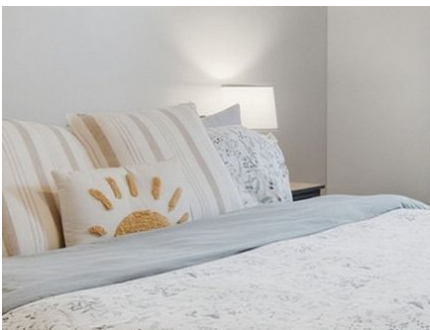
136 KING STREET SOUTH

HIGHGATE, ONTARIO

LISTED AT \$825,000



MAIN DWELLING



4 BEDROOMS



2 BATHROOMS



2500+ SQ. FT.

SHEET NO. 6

VILLAGE OF HIGHWAY

DEPARTMENT OF PUBLIC UTILITIES

RECEIVED

DATE

BY

REMARKS

LOT NO. 6

PLAN

328

Revised plan of lot 6 of plan 257

SHEET NO. 6

328

GRANTOR	GRANTEE	LAND	AMOUNT	REMARKS	DATE	BY	REMARKS
J. H. & W. M. Brown	James Brown	All or 7	\$5.00	15 Jan 1917	1917	R	6182
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6183
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6184
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6185
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6186
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6187
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6188
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6189
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6190
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6191
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6192
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6193
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6194
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6195
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6196
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6197
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6198
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6199
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6200
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6201
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6202
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6203
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6204
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6205
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6206
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6207
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6208
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6209
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6210
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6211
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6212
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6213
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6214
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J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6226
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6227
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6228
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6229
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6230
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6231
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6232
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6233
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6234
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6235
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J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6247
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J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6253
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6254
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6255
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6256
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6257
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6258
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6259
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J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6262
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6263
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6264
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6265
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6266
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6267
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6268
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6269
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6270
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6271
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6272
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J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6274
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6275
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J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6281
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6282
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6283
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6284
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6285
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6286
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6287
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6288
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6289
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6290
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6291
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6292
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6293
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6294
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6295
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6296
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6297
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6298
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6299
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J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6301
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6302
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6303
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6304
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6305
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6306
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb 1917	1917	A	6307
J. H. & W. M. Brown	Charles W. M. Brown	1/2 acre	\$5.00	21 Feb			

A REMARKABLE VICTORIAN INTERIOR

From the moment you step inside, it is clear that this is no ordinary old house.

Ten-foot ceilings extend across both levels, giving the rooms a wonderful sense of scale and light. Substantial 12-inch trim, crown moulding and decorative ceiling medallions frame the principal rooms, while stained glass and transoms introduce colour and character throughout the day.

Original newel posts anchor the staircase, and period chandeliers and light fixtures remain overhead. Early twentieth-century Toronto-made cast-iron radiators are another beautiful surviving detail, as is the home's original clawfoot tub, professionally reglazed in 2021.

Perhaps most intriguing is the original butler's staircase, a glimpse into how a substantial Victorian home once functioned behind the scenes.

With four bedrooms, including a generous primary bedroom, the home offers the space and flexibility needed for modern family life. The rooms are gracious without feeling overly formal, and the preserved architectural details give each one a character of its own.

This is the kind of interior that could never be replicated by a new build. It has evolved over generations, yet the craftsmanship that first defined it remains beautifully intact.

HALF AN ACRE IN THE VILLAGE

The appeal of 136 King Street South extends well beyond the house.

Set on a double lot of approximately half an acre, the property offers privacy, mature landscaping and the freedom to enjoy country-style living within the village.

The fully enclosed grounds are surrounded by established trees, many believed to be more than a century old. A seven-foot fence crafted from reclaimed barn beams adds warmth and privacy, while wrought iron fencing runs along the rear of the property. Beyond it, open farmland provides a beautiful reminder of the agricultural landscape that has defined Highgate for generations.

The gardens are designed to be both beautiful and productive. A perennial garden stretching approximately 50 feet is joined by raised beds, perennial asparagus, strawberries, raspberries. Apple, cherry and pear trees offer their own seasonal harvest, and a custom-built chicken coop completes the country setting.

There is room here to garden, entertain, keep chickens or simply enjoy a summer evening beneath the trees.

A little bit village. A little bit country. And a great deal of space to make your own.





OLD MATERIALS, NEW PURPOSE

Even the detached two-car garage has been approached with the same appreciation for craftsmanship found throughout the property.

Recently renovated, the building now features a new roof, custom birch carriage doors and a striking herringbone floor created with carefully sourced reclaimed bricks. The result is practical, beautifully finished and entirely in keeping with the character of the home.

Two separate driveways provide parking for approximately 12 vehicles, an exceptional convenience for a property of this age. The additional space also creates possibilities for collectors, hobbyists, gardeners or anyone looking for a generous workshop or creative space.

It is another example of what has been done so thoughtfully here. The goal has not been to make an old property feel new, but to introduce materials and improvements that feel as though they have always belonged.

For a house that has witnessed so many beginnings, perhaps the most exciting is the one still to come. Welcome home.

THE DETAILS WE LOVE

- Original terracotta brick
- Fieldstone foundation
- Gingerbread detailing
- East-facing Juliet balcony
- 10-foot ceilings on both levels
- 12-inch trim
- Crown moulding
- Decorative ceiling medallions
- Stained glass
- Transoms
- Original newel posts
- Period chandeliers and light fixtures
- Toronto-made cast-iron radiators
- Original butler's staircase
- Reglazed clawfoot tub
- Primary bedroom dressing room

Outside

- Mature trees
- Fully enclosed grounds
- Reclaimed barn-beam fencing
- Perennial and edible gardens
- Raised beds
- Fruit trees
- Grapevines
- Custom chicken coop
- Detached two-car garage
- Reclaimed brick herringbone floor
- Custom birch carriage doors
- Two driveways
- Parking for approximately 12 vehicles





STILL AT HOME ON KING STREET

For more than a century, this Queen Anne Victorian has stood on King Street South as Highgate has changed around it.

Yet so much of what gives the house its character remains.

The stained glass still catches the light. Original newel posts mark the staircase. Cast-iron radiators line the rooms, period chandeliers remain overhead and the original butler's staircase recalls another way of life.

Outside, mature trees shade the double lot, gardens produce food each summer and farmland stretches beyond the property.

From the Reycraft family to several generations of McLarens and the owners who followed, each custodian has added another chapter while preserving the details that make this home so memorable.

That is the privilege of owning an old house. You are not simply buying its history. You are being invited to carry it forward.

At 136 King Street South, the next chapter is ready to begin.





136 King Street South

Care & Improvements

A thoughtfully cared-for late nineteenth-century Queen Anne Victorian

The care of an old home is seen not only in what has been updated, but also in what has been thoughtfully preserved. At 136 King Street South, significant improvements have been completed in recent years while respecting the architectural character that makes the property so special.

2026

- Detached two-car garage extensively renovated
- New garage roof
- Reclaimed bricks sourced and laid in a classic herringbone pattern across the garage floor
- Custom birch carriage doors installed
- Approximately 10 tonnes of new quarter-inch clear stone added to both driveways
- Property newly landscaped

2025

- Copper plumbing updates completed
- New gas range
- New dishwasher
- New kitchen lighting
- New ceiling fans throughout the second floor
- Exterior fascia, gingerbread detailing and downspouts professionally painted black
- Windows and doorframes capped in black aluminum

2024

- Second driveway installed
- Hydro pole relocated to accommodate the new driveway
- New dryer

2022

- Custom seven-foot fence constructed using reclaimed barn beams
- Wrought iron fencing installed along the rear of the property

2021

- Original clawfoot tub professionally reglazed
- New double-door refrigerator

Additional Care and Improvements

- Hy-Grade steel roofing system with transferable lifetime warranty, subject to the manufacturer's registration and transfer requirements
- Fieldstone foundation repointed
- R40 blown insulation added to the attic
- Interior repainted
- New toilets installed in both bathrooms
- New sink and vanity installed in the upstairs bathroom
- Kitchen updated with a Fireclay farmhouse sink and faucets
- Subway tile backsplash
- Updated kitchen countertops





ORIGINAL DETAILS CAREFULLY PRESERVED

Alongside these improvements, many of the home's defining architectural features remain, including its substantial 12-inch trim, crown moulding, decorative ceiling medallions, stained glass, transoms, original newel posts, period chandeliers and light fixtures, early twentieth-century Toronto-made cast-iron radiators, original butler's staircase and clawfoot tub.

MORE THAN A
CENTURY OF
CHARACTER, CARED
FOR WITH THE
FUTURE IN MIND.



HIGHGATE &
CHATHAM-KENT
LIFESTYLE GUIDE

Discover Highgate & Chatham-Kent

Country Living, Natural Beauty & Southwestern Ontario Charm

WELCOME TO HIGHGATE

Surrounded by farmland and countryside in eastern Chatham-Kent, Highgate offers a peaceful rural lifestyle with space, privacy, and a strong connection to the land.

Located approximately 10 minutes from Ridgetown and 25 minutes from Chatham, residents enjoy convenient access to shopping, schools, healthcare, restaurants, recreation, and everyday amenities while maintaining the quiet character of country living.



PERFECTLY POSITIONED

Highgate provides convenient access to Southwestern Ontario.

Ridgetown – Approximately 10 minutes

Chatham – Approximately 25 minutes

London – Approximately 1 hour

Windsor – Approximately 1 hour 15 minutes

Lake Erie – Approximately 20–30 minutes

Highway 401 is easily accessible for travel throughout Southwestern Ontario and toward the Windsor–Detroit border crossings.

RURAL LIVING

Highgate is surrounded by some of Southwestern Ontario's most productive agricultural land.

Country properties, mature trees, open landscapes, farms, and quiet roads define the area, offering an appealing alternative for those looking for more space and a slower pace of life.

The community includes a public library branch, post office, Legion, park and ball diamond, butcher shop, fire department, and numerous home-based businesses.

Nearby Ridgetown provides additional shopping, restaurants, schools, recreation, and everyday services.

ARTS & CULTURE

Mary Webb Centre for the Arts

One of Highgate's most distinctive landmarks, the Mary Webb Centre for the Arts occupies a beautifully repurposed historic church.

Today, the centre hosts live concerts, gallery exhibitions, art classes, workshops, and community events, bringing an impressive arts and cultural presence to this small rural community.

LOCAL TRADITIONS

Highgate Fair

Agricultural heritage remains an important part of life in Highgate.

The Highgate District Agricultural Society has hosted the Highgate Fair since 1854, creating a longstanding community tradition celebrating agriculture, local families, and rural life.

DINING & LOCAL FAVOURITES

Just minutes from Highgate, Ridgetown offers a collection of independently owned restaurants and longtime local favourites, from smokehouse fare and pub classics to breakfast, traditional comfort food, and fresh-baked treats.

Yeck's Smokehouse Grill

A popular Ridgetown destination known for hearty, home-style cooking and generous portions. The menu ranges from breakfast and burgers to barbecue favourites, ribs, and locally popular pickerel dishes.

Yecks Station 11

A relaxed neighbourhood restaurant and pub known for pizza, wings, burgers, poutine, and classic pub-style comfort food—an easy choice for a casual lunch or dinner.

Harvest Tables Restaurant

A welcoming Main Street restaurant serving all-day breakfast and traditional comfort food alongside a selection of Asian-inspired dishes, including pho, noodles, and Pad Thai.

Sam's Restaurant & Broasted Chicken

A longtime local favourite specializing in all-day breakfast and its signature broasted chicken, with generous portions, daily specials, and familiar comfort-food classics.

Pinnell's Pastries

A beloved Ridgetown bakery and local institution, Pinnell's is known for freshly made doughnuts, breads, pastries, cookies, and traditional baked goods—a classic small-town bakery and favourite stop for something fresh to take home.

PARKS, TRAILS & OUTDOOR LIVING

Highgate and eastern Chatham-Kent offer plenty of opportunities to enjoy nature throughout the year.

Clear Creek Forest

A protected Carolinian forest near Lake Erie offering trails, birdwatching, and an opportunity to explore one of Southwestern Ontario's distinctive natural ecosystems.

Clearville Park

Located along the Lake Erie bluffs, Clearville Park offers access to the shoreline and a peaceful natural setting within easy driving distance of Highgate.

CASO Trail

Sections of the former Canada Southern Railway corridor have been transformed into a recreational trail for walking, cycling, running, and exploring the countryside.

TREES Memorial Trail

Nearby Ridgetown offers additional year-round recreation along the TREES Memorial Trail, popular for walking, hiking, snowshoeing, and cross-country skiing.

LAKE ERIE & FOUR-SEASON RECREATION

One of the advantages of living in eastern Chatham-Kent is easy access to the Lake Erie shoreline.

Beaches, conservation areas, boating, paddling, fishing, hiking, birdwatching, and scenic drives are all within easy reach.

The wider Chatham-Kent region offers an extensive network of trails and waterways, along with conservation areas, marinas, beaches, and provincial parks.

GOLF

Golfers have several courses within comfortable driving distance of Highgate.

Ridgetown Golf & Curling Club

Located minutes away in Ridgetown, this established local club provides convenient golf close to home.

Willow Ridge Golf & Country Club

Located near Blenheim, Willow Ridge offers an 18-hole public golf course, clubhouse dining, and event facilities.

Deer Run Golf Course

Also near Blenheim, Deer Run is a 27-hole public golf facility featuring three different nine-hole layouts and plenty of variety for regular players.

Chatham-Kent's Southwestern Ontario location also provides golfers with an appealingly long playing season.

WELLNESS & REJUVENATION

Troll Hill Nordic Nature Retreat

Tucked into the Highgate countryside, Troll Hill Nordic Nature Retreat offers a private Nordic-inspired wellness experience surrounded by Carolinian forest.

The retreat centres around sauna, cold plunge, relaxation, and nature, creating a distinctive wellness destination close to home.

Maison Grand Wellness Day Spa

Located in nearby Blenheim, Maison Grand Wellness Day Spa offers massage, facials, body and skin treatments, and traditional spa services.

EDUCATION

Nearby Ridgetown serves as an important educational centre for eastern Chatham-Kent.

Local schools include Naahii Ridge Public School, St. Michael Catholic School, and Ridgetown District High School.

Ridgetown is also home to the University of Guelph's Ridgetown Campus, an established centre for agricultural and environmental education and research, with programs in agriculture, horticulture, environmental management, and veterinary technology.

HEALTHCARE CLOSE TO HOME

Residents have access to healthcare facilities throughout Chatham-Kent and neighbouring communities.

Chatham-Kent Health Alliance

The Chatham Campus, approximately 25 minutes from Highgate, provides 24-hour emergency care along with diagnostic imaging, medicine, surgery, rehabilitation, mental health, and women's and children's health programs.

Four Counties Health Services

Located in nearby Newbury, Four Counties Health Services provides another healthcare option for residents of eastern Chatham-Kent and surrounding rural communities.

EXPLORE CHATHAM-KENT

Highgate's location makes it easy to enjoy the wider region.

Spend a day along Lake Erie, hike through Carolinian forest, explore Ridgetown, visit local farm markets, discover the region's heritage sites, play a round of golf, or head into Chatham for shopping, restaurants, theatre, and cultural attractions.

The surrounding countryside offers scenic drives through farmland, orchards, forests, and small communities that reflect the agricultural character of Southwestern Ontario.

WHY BUYERS LOVE HIGHGATE

- + Peaceful country living
- + Rural properties, farmland & open landscapes
- + Approximately 10 minutes to Ridgetown
- + Approximately 25 minutes to Chatham
- + Convenient Highway 401 access
- + Lake Erie within easy reach
- + Carolinian forests & recreational trails
- + Mary Webb Centre for the Arts
- + Historic Highgate Fair
- + Golf courses nearby
- + Local restaurants & bakeries in Ridgetown
- + University of Guelph Ridgetown Campus nearby
- + Healthcare within comfortable driving distance
- + Local farms & fresh produce
- + Space, privacy & a relaxed rural lifestyle

DISCOVER COUNTRY LIVING

Highgate offers an appealing combination of country living, agricultural heritage, arts, outdoor recreation, and convenient access to Ridgetown and Chatham.

From quiet mornings surrounded by countryside and afternoons exploring nearby trails to golf, Lake Erie, local dining, and wellness experiences, Highgate provides the space to enjoy a more relaxed way of life.

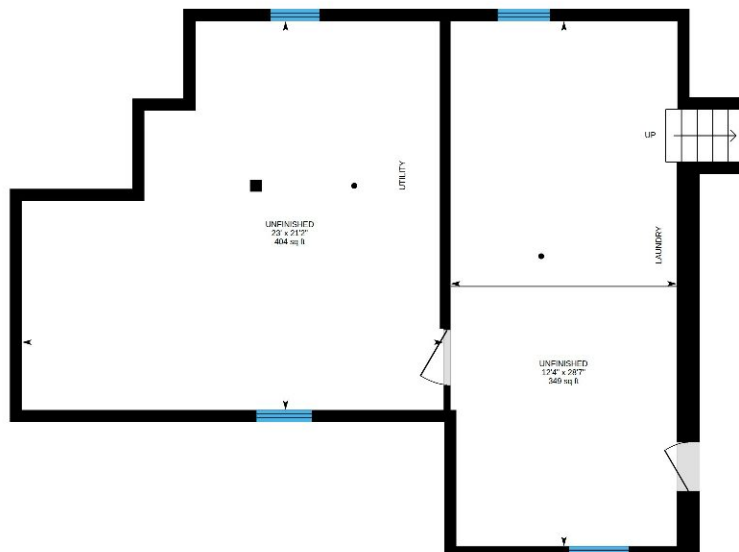
Main Floor Exterior Area 1169.27 sq ft
Interior Area 1062.57 sq ft



2nd Floor Exterior Area 1066.45 sq ft
Interior Area 959.50 sq ft
Excluded Area 99.87 sq ft



Basement (Below Grade) Exterior Area 90.69 sq ft
Excluded Area 776.35 sq ft





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Not intended to solicit those currently under contract with another brokerage.

Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. All measurements are in feet. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility.