



124 Granite Hills
Tay Valley Ontario K7H 3C7
Tay Valley 904 - Bathurst/Burgess & Sherbrooke (North Burgess) Twp Lanark
SPIS: N **Taxes:** \$5,557.29/2024 **DOM:** 0

List: \$750,000 For: Sale

Detached
Link: N
2-Storey

Front On: N
Acre: 2-4.99

Rms: 13
Bedrooms: 3
Washrooms: 3
1x2xMain, 1x4x2nd, 1x3xBsmt

Lot: 290 x 542 Feet **Irreg:**
Dir/Cross St: Granite Hills & Elm Grove Road
Directions: Elm Grove to Granite Hills, laneway on left

MLS#: X12425570 **PIN#:** 053200004
Possession Remarks: TBD

Kitchens: 1 Fam Rm: N Basement: Fin W/O / Full Fireplace/Stv: Y Heat: Forced Air / Propane A/C: None Central Vac: Y Apx Age: Apx Sqft: 1500-2000 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Poured Concrete,Wood Frame Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Stone / Vinyl Siding Gar/Gar Spcs: Detached / 3 Park/Drive: Drive: Private Triple Drive Park Spcs: 4 Tot Prk Spcs: 7 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Central Vacuum, Fireplace/Stove, Lake Access, Sloping, Waterfront, Waterfront, Wooded/Treed Exterior Feat: Deck,Fishing,Privacy,Year Round Living Interior Feat: Air Exchanger,Central Vacuum,Ventilation System,Water Heater Owned Security Feat: Smoke Detector	Zoning: RS Cable TV: N Hydro: Y Gas: N Phone: A Water: Well Water Supply Type: Drilled Well Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: HST Applicable to Sale Price: Not Subject to HST Oth Struct: Survey Type: Available
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Water Body Name: Big Rideau Lake
Water Body Type: Lake
Water Frontage (M): 88.3
Topography: Hilly,Rocky,Wooded/Treed
Water Features: Waterfront-Deeded
Access to Property: Private Road
Docking Type: Private
Water View: Direct
Channel Name: Adams Lake
WaterfrontYN: Y
Waterfront: Direct

Shoreline: Soft Bottom,Natural
Shoreline Allowance: None
Shoreline Exp: Ne
Alternative Power: None
Easements/Restrict: Unknown
Waterfront Accessory Bldgs: Not Applicable

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	21.33	x 15.42	Tile Floor
2	Kitchen	Main	17.39	x 11.48	Tile Floor
3	Dining	Main	17.06	x 11.15	Hardwood Floor
4	Living	Main	17.06	x 12.8	Hardwood Floor
5	Bathroom	Main	7.87	x 4.92	Tile Floor
6	Other	Main	11.48	x 6.89	Tile Floor
7	Prim Bdrm	2nd	27.23	x 17.06	Hardwood Floor
8	Bathroom	2nd	14.11	x 9.19	Tile Floor
9	Other	2nd	7.22	x 7.22	Hardwood Floor
10	2nd Br	Bsmt	15.42	x 10.83	Hardwood Floor
11	3rd Br	Bsmt	15.09	x 11.15	Hardwood Floor
12	Bathroom	Bsmt	10.83	x 6.56	Tile Floor
13	Utility	Bsmt	11.48	x 8.2	Tile Floor

Client Remks: This custom waterfront home has been slowly built over a period of years and is in the final stages of completion. The home sits on 2.7 acres with 290 feet of waterfront on Adams Lake. From this location you can gain access to Big Rideau Lake and all the boating that the Rideau Canal System has to offer. The home has an enormous wrap around covered deck with aluminum railings and large pillars. The main floor plan is centered around the massive foyer and curved staircase. The kitchen is located just off the main foyer and boasts tall

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custom wood cabinets and has direct access out to the large deck. There is a formal dining room and joining hallway that leads to a living room with a stone fireplace. Also located on this level is a 2pc bathroom, side hall leading to the deck and a storage room. Up the staircase you will find yourself in a huge loft style bedroom with access out to a private balcony overlooking the lake. On this level there is also a beautiful 4pc bathroom, closet area and ample storage. Heading down to the basement is where you will find another bathroom, 2 bedrooms and access out to the front area of the home. A well has just been drilled and there is a full septic system and an oversized three car garage. The waterfront here is natural - teaming with nature and beautiful views over the lake. This home has enormous potential and once completed will be simply stunning! Located just south of Perth and Smiths Fall, with easy access to all amenities.

Inclusions: Refrigerator, Stove, Dishwasher

Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE **Ph:** 613-273-9595