

PRICE
REDUCED



*Private Waterfront
Escape on Farren Lake*

161 Farren Lake Lane 12, Maberly, ON

40612891

\$ \$579,000

3 Bedrooms

1 Bathroom

2.46 Acres

Farren Lake

If you are looking for a private and peaceful waterfront property, look no further!

From the moment you pull in the lane-way, you will experience the peace and tranquility this property offers. This classic log home sits on just over 2.4 acres of land and has 290 feet of shoreline on Farren Lake. The lot is nicely landscaped with mature trees and perennial gardens and is full of nature. The house has a cozy and warm feeling throughout with an open-concept kitchen, dining and living room area, 3 bedrooms, a full bathroom and a screened-in porch – the perfect spot to relax and enjoy the sounds of nature. The house is serviced by a drilled well and septic system and is heated with a forced air propane wall furnace and a WETT certified wood stove.

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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(613) 273-9595



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Maberly, ON**

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Features

- If you are looking for a private and peaceful waterfront property, look no further! From the moment you pull in the lane-way, you will experience the peace and tranquility this property offers.
- This classic log home sits on just over 2.4 acres of land and has 290 feet of shoreline on Farren Lake.
- The lot is nicely landscaped with mature trees and perennial gardens and is full of nature.
- The house has a cozy and warm feeling throughout with an open-concept kitchen, dining and living room area, 3 bedrooms, a full bathroom and a screened-in porch – the perfect spot to relax and enjoy the sounds of nature.
- The house is serviced by a drilled well and septic system and is heated with a forced air propane wall furnace and a WETT certified wood stove. There is a new metal roof (2023) as well.
- There is a wonderfully appointed bunkie located behind the house for family or guests.
- The lake is accessed by stairs and is shallow and natural as this property is located in a small bay at the north end of the lake.
- The water-frontage is very private and a naturalist's dream. Farren Lake is a beautiful, clean lake just north of the Village of Westport with plenty of sandy shoreline and offers great swimming, boating and fishing opportunities. The lake has a maximum depth of about 70', a surface area of 445 acres and is home to large and small mouth bass, rock bass, bluegill and perch.
- Located just 15 minutes north of Westport or 25 minutes west of Perth – close to all amenities.

Directions

- Bolingbroke Road to Hanna Road, right on Farren Lake Lane 12, follow signs to #161.

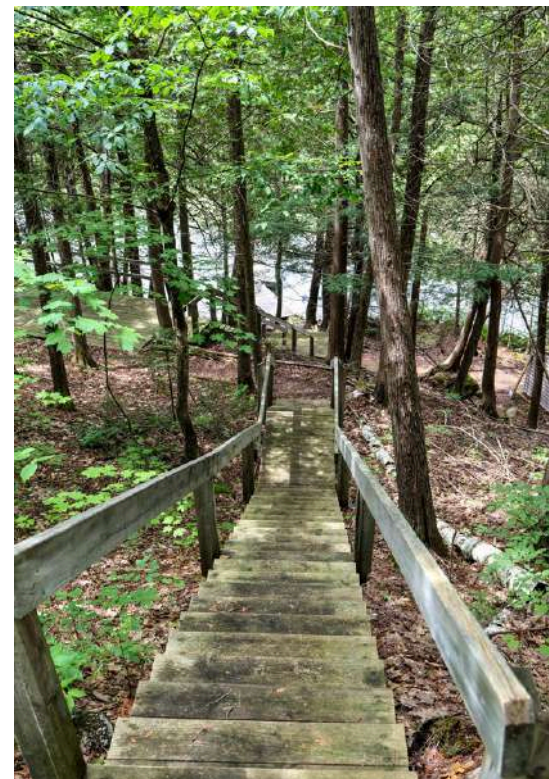
MORE INFORMATION

More Information

- **Waste Management:** There is no garbage pickup service available. Residents are responsible for transporting their waste to either the Maberly landfill or the Glen Tay disposal site.
- **Mail Services:** Mail is delivered to a centralized mailbox located at the entrance of Lane 12 on Hanna Road.
- **Internet and Television:** The property is serviced by STORM for internet access, and SHAW satellite provides cable television services.
- **Seasonal Accessibility:** This is a four-season home. In the winter, residents are responsible for clearing the road themselves or can opt to engage the services of a contractor.

Expenses (2023)

Property Taxes	Insurance	Propane	Road Fees
\$2,518.51	\$1,370.52	approx. \$500.00	\$200.00



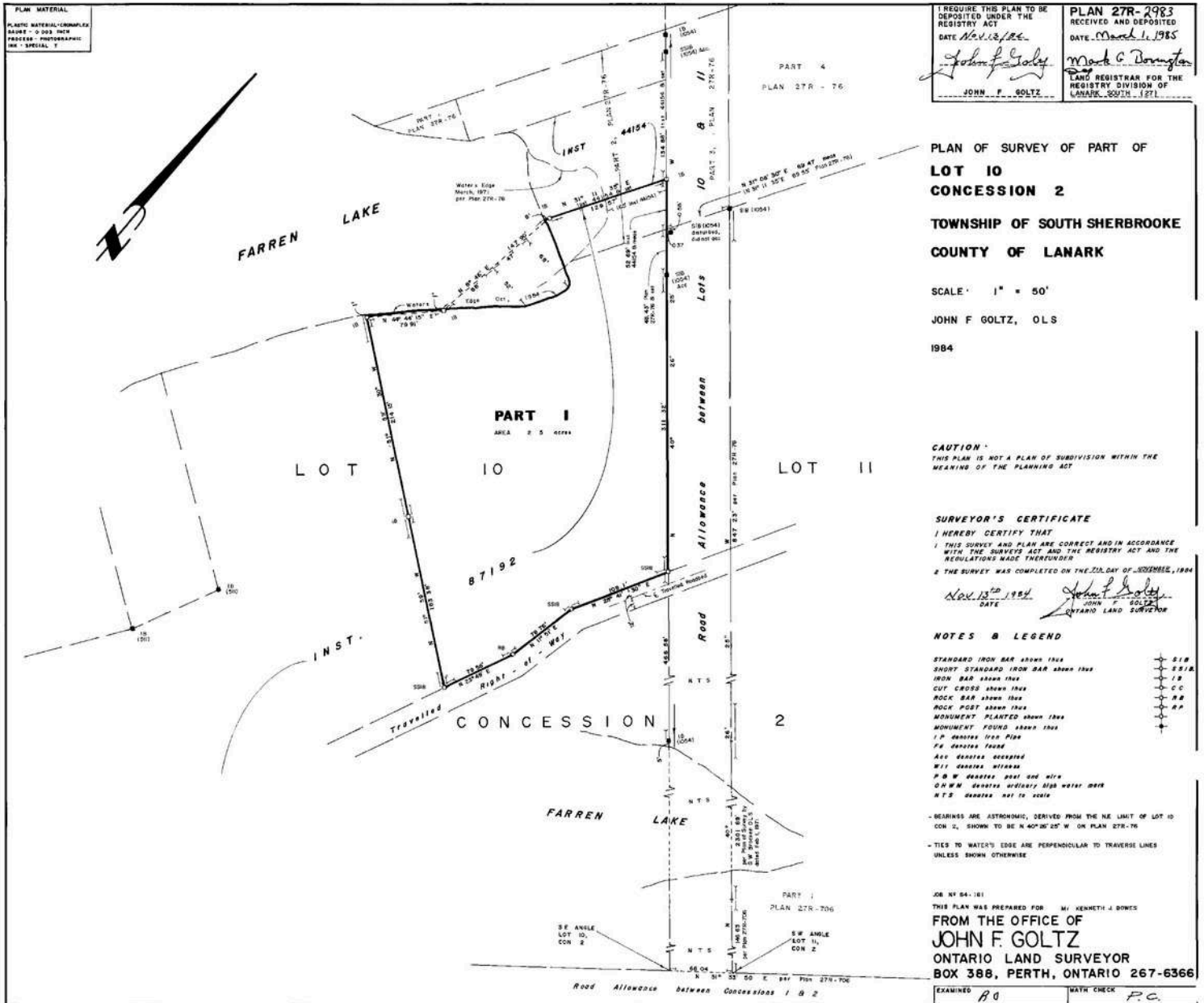
FLOOR PLAN



GROSS INTERNAL AREA
EXCLUDED AREA: DECK: 145 sq.ft
TOTAL: 1603 sq.ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SURVEY



AERIAL IMAGES



SEPTIC REPORT

2730258 ONTARIO LTD. o/a
BRYAN'S SEPTIC SERVICE
P.O. BOX 37
WESTPORT, ONTARIO
K0G 1X0
(613) 277-3333

PUMPER REPORT SEPTIC SYSTEM MAINTENANCE & PUMPING INFORMATION

Name: [REDACTED] Email: [REDACTED]

Date: June 27, 2024

Address: L12 #161

Phone: _____

Location: Fallon Lake

Type of Tank One Compartment Two Compartment
Type of Tank Septic Tank Graywater Aerobic Other _____

Approximate Capacity: 600 gal

Construction Materials Concrete Steel Block Fiberglass Plastic
 Other _____

Initial Inspection

Any part of the septic tank under deck, driveway, etc Yes No

Any evidence of sewage seeping from the tank or lid Yes No

Condition of top and lids Good Leaking Needs Repair

Before Pumping

Condition of sewage in tank: NORMAL

Liquid level at the outlet invert Above Below Normal

After Pumping

Condition of inlet baffle Good Needs Repair Missing

Condition of outlet baffle Good Needs Repair Missing Filter

Evidence of water leakage: Into Tank Yes No From Tank Yes No

Absorption System

Type of Absorption System Seepage Bed Sand Mound Sub-surface Sand Filter

Flow Test Yes No Approximate Seepage at Bed: 30 min good

Comments

At time of pumping system in good working condition

[Signature]

WATER TEST

Public Health Ontario | Santé publique Ontario

Public Health Laboratory - Ottawa

2380 St. Laurent Blvd
OTTAWA, ON K1G 6C4

Bacteriological Analysis of Drinking Water for Private Citizen, Single Household Only
Analyse bactériologique de l'eau potable - Particuliers, Ménages unifamiliaux seulement

Submitter's Name and Mailing Address /

Nom et adresse postale de l'auteur de la demande d'analyse

First Name, Last Name / Prénom, Nom de famille

Street address / Adresse municipale

161 FARREN LAKE LN
UNIT 12
MABERLY, ON K0H 2B0

Location of Water Source /

Emplacement de la source d'eau

Lot, Concession / ou lot, concession

Emergency Locator # / 911#

161

Street address / Adresse municipale

161 FARREN LAKE LANE 12
TAY VALLEY ON K0H2B0

County / Comté: LANARK

Health Unit # / # du bureau de santé: 2243

Specimen details / Détails sur l'échantillon:

Barcode / Code à barres: 012483594

Phone # / # tél.: 613-806-0110

Date/Time Collected / Date/heure du prélèvement: 2024-05-30 09:40:00

Date/Time Received / Date/heure Reçu le: 2024-05-31 13:23:00

Specimen Note / Note sur l'échantillon:

This specimen was received in good condition unless otherwise stated. / À moins d'avis contraire, l'échantillon était en bonne condition au moment de la réception.

Purification system used (e.g. UV, filtration, etc.)? /
Système d'épuration utilisé (p. ex. rayons UV, filtration, etc.)?

No / Non

Authorized by / Autorisé par

Chief, Medical Microbiology or Designate

Test results / Résultats d'analyse:

Total Coliform CFU/100 mL / Coliformes totaux UFC/100 mL

0

E.coli CFU/100 mL / E. coli UFC/100 mL

0

Interpretation / Interprétation:

There is no evidence of fecal contamination. If the results show the presence of coliforms it may be indicative of a contaminated water supply. Given the susceptibility of well water to external influences, it is important to test water frequently. Consult local health unit for information if required.

Il n'y a aucune preuve de contamination fécale. Si les résultats indiquent la présence de coliformes, cela peut être révélateur d'une source d'eau polluée. L'eau des puits étant susceptible d'être dégradée par des facteurs externes, il est important de la faire analyser fréquemment. Consultez le bureau local de santé publique pour plus de détails, si nécessaire.

Date of Analysis / Date de l'analyse: 2024-05-31

Date Read / Analyse effectuée le: 2024-06-01

Please Note / Prière de noter ce qui suit :

The results apply to the sample as received / Les résultats s'appliquent à l'échantillon, tel que reçu.

These results relate only to the sample tested. / Le résultat obtenu se rapporte seulement à cet échantillon d'eau analysé.

Note : This water sample was only tested for the presence of both Total Coliforms and E. coli (ISO/IEC 17025 accredited tests) bacterial indicators of contamination by Membrane Filtration. The sample was not tested for other contaminants, including chemical contaminants, and therefore may be unsafe to drink even when there is no significant evidence of bacterial contamination. Contact your local public health unit for information on testing for other contaminants. / Remarque: Cet échantillon d'eau n'a été analysé que pour déceler (par un laboratoire accrédité conformément à la norme ISO/IEC 17025) la présence des coliformes totaux et des bactéries colibacillaires, indicateurs de contamination par filtration sur membrane. L'échantillon n'a pas été testé pour d'autres contaminants, y compris les contaminants chimiques et, par conséquent, l'eau peut être impropre à la consommation même lorsqu'il n'y a aucune preuve significative de contamination bactérienne. Veuillez communiquer avec le bureau de santé publique de votre localité pour vous renseigner au sujet de l'analyse visant à détecter la présence d'autres contaminants.

If the reported client information does not match the information you supplied on the form please contact the PHO Customer Service Centre. Telephone: 1-877-604-4567 or 416-235-6556 or E-mail: customerservicecentre@oahpp.ca. For operating hours see our website www.publichealthontario.ca/labs. / Si les informations sur le client indiquées ne correspondent pas aux informations que vous avez fournies sur le formulaire, veuillez communiquer avec le Service à la clientèle de SPO par téléphone au 1-877-604-4567 ou 416-235-6556, ou par courriel au customerservicecentre@oahpp.ca. Pour connaître les heures d'ouverture, veuillez consulter notre site Web à www.publichealthontario.ca/labs.

End of report / Fin du rapport

*All time values are EST / EDT / Toutes les heures sont exprimées en HNE ou en HAE.

Print Date / Date d'impression: 2024-06-01

Page 1 of 1

Date Reported / Date du rapport: 2024-06-01 15:47:05

LIMS Report #: 52702048

T_SingleSampleOPHL_WATPRIVATE.rpt



INTERACTIVE LINKS

Virtual Tour



Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=HAuoufjLnNr>

Aerial Video



Scan the QR Code or Visit:
https://youtu.be/rZr_npzGNQ8

360 Panorama



Scan the QR Code or Visit:
<https://360panos.org/panos/161FarrenLakeLane12/>

Google Maps



Scan the QR Code or Visit:
<https://maps.app.goo.gl/C1XVhtmbvmsaGBWc8>

MLS LISTING

161 FARREN LAKE LANE 12, Maberly, Ontario K0H 2B0

Listing

Client Full

[161 FARREN LAKE LANE 12 Maberly](#)

Listing ID: 40612891

Active / Residential

Price: \$579,000



Lanark/Tay Valley/Tay Valley
Bungalow/House

Water Body: **Farren Lake**
Type of Water: **Lake**

	Beds	Baths	Kitch
Main	3	1	1

Beds (AG+BG): **3 (3 + 0)**
Baths (F+H): **1 (1 + 0)**
SF Fin Total: **1,603**
AG Fin SF Range: **1501 to 2000**
AG Fin SF: **1,603/Plans**
DOM: **47**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$2,518.51/2023**

Remarks/Directions

Public Rmks: If you are looking for a private and peaceful waterfront property, look no further! From the moment you pull in the lane-way, you will experience the peace and tranquility this property offers. This classic log home sits on just over 2.4 acres of land and has 290 feet of shoreline on Farren Lake. The lot is nicely landscaped with mature trees and perennial gardens and is full of nature. The house has a cozy and warm feeling throughout with an open-concept kitchen, dining and living room area, 3 bedrooms, a full bathroom and a screened-in porch - the perfect spot to relax and enjoy the sounds of nature. The house is serviced by a drilled well and septic system and is heated with a forced air propane wall furnace and a WETT certified wood stove. There is a new metal roof (2023) as well. There is a wonderfully appointed bunkie located behind the house for family or guests. The lake is accessed by stairs and is shallow and natural as this property is located in a small bay at the north end of the lake. The water-frontage is very private and a naturalist's dream. Farren Lake is a beautiful, clean lake just north of the Village of Westport with plenty of sandy shoreline and offers great swimming, boating and fishing opportunities. The lake has a maximum depth of about 70', a surface area of 445 acres and is home to large and small mouth bass, rock bass, bluegill and perch. Located just 15 minutes north of Westport or 25 minutes west of Perth - close to all amenities.

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Waterfront

Waterfront Type: **Direct Waterfront** Water View: **Direct Water View**
Waterfront Features: **Water Access Deeded, Stairs to Waterfront**
Dock Type: **Private Docking** Boat House:
Shoreline: **Mixed, Natural, Weedy** Frontage: **290.00**
Shore Rd Allow: **None** Exposure: **North, West**
Channel Name: Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s), Fishing, Landscaped** Roof: **Metal**
Construct. Material: **Log** Foundation: **Post & Pad, Poured Concrete** Prop Attached: **Detached**
Shingles Replaced: **2023** Year/Desc/Source: **//** Apx Age: **Unknown**
Property Access: **Private Road** Rd Acc Fee:
Other Structures: **Shed, Other** Winterized:
Garage & Parking: **Private Drive Double Wide//Gravel Driveway** Garage Spaces: **Available**
Parking Spaces: **4** Driveway Spaces: **4.0** Sewer: **Septic**
Services: **Cell Service, Electricity, High Speed Internet Avail, Telephone** Acres Rent:
Water Source: **Drilled Well** Water Trmnt: **2-4.99** Lot Shape: **Irregular**
Lot Size Area/Units: **2.460/Acres** Acres Range: **2-4.99** Land Lse Fee:
Lot Front (Ft): **290.00** Lot Depth (Ft): **397.53**
Location: **Rural** Lot Irregularities:
Area Influences: **Access to Water, Lake/Pond, Visual Exposure**
View: **Forest, Hills, Trees/Woods** Retire Com:
Topography: **Hilly, Wooded/Treed** Fronting On: **West**
Restrictions: Exposure: **North, West**

Interior

Interior Feat: **Water Heater Owned, Other** Basement: **Crawl Space** Basement Fin: **Unfinished**
Laundry Feat: **Main Level** Cooling: **Window Unit**
Heating: **Baseboard, Electric, Forced Air-Propane, Wall Furnace** Fireplace: **1/Wood, Wood Stove** FP Stove Op:
Under Contract: **Propane Tank** Contract Cost/Mo:
Inclusions: **Dishwasher, Dryer, Hot Water Tank Owned, Microwave, Refrigerator, Stove, Washer, Window Coverings**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
Legal Desc: **PT LT 10 CON 2 SOUTH SHERBROOKE PT 1, 27R2983; T/W RS200585 ; TWP OF BATH BURG SHERB**
Zoning: **RS** Survey: **Available/**
Assess Val/Year: **\$24,300/2016** Hold Over Days:
PIN: **053130100** Occupant Type: **Owner**
ROLL: **091191401536027** Deposit: **10,000**
Possession/Date: **Flexible/**

Brokerage Information

List Date: **06/27/2024**
List Brokerage: [Royal LePage ProAlliance Realty, Brokerage](#)

Source Board: Kingston and Area Real Estate Association
Prepared By: Tammy Gurr, Broker
Date Prepared: 08/13/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
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Questions? Contact us:

Tammy & Heath Gurr

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