

*Private Estate on O'Brien Lake:  
4 Bed, 4 Bath & 65 Acres*

**PRICE  
REDUCED**



## 2216 Althorpe Road, Tay Valley, ON

- # X11950593
- \$ \$1,649,000**
- 4 Bedrooms
- 4 Bathrooms
- 65 Acres
- O'Brien Lake

**Waterfront property with 65 acres and approximately 2900 feet of shoreline on O'Brien Lake.**

If you are looking for acreage, privacy and a waterfront retreat – this is it! The property itself is full of nature and wildlife and has walking trails, a pond, hardwood and softwood trees, many outbuildings plus so much more! The original home was built in the 1900s and has the classic character of this era with modern updates and finishings. The seller expanded the home in 2000 and completed extensive renovations, including the roof, electrical, plumbing, windows, etc. This well-appointed home features 4 bedrooms and 4 bathrooms, hardwood and tile flooring, a custom kitchen with quartz countertops, many updated windows and is bright and spacious throughout.

*Your Total Real Estate Package!*

**Tammy & Heath Gurr**  
Royal LePage ProAlliance Realty, Brokerage



 **GURR**  
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Tay Valley, ON**

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## Features

- Waterfront property with 65 acres and approximately 2900 feet of shoreline on O'Brien Lake. If you are looking for acreage, privacy and a waterfront retreat – this is it!
- The property itself is full of nature and wildlife and has walking trails, a pond, hardwood and softwood trees, many outbuildings plus so much more!
- The original home was built in the 1900s and has the classic character of this era with modern updates and finishings. The seller expanded the home in 2000 and completed extensive renovations, including the roof, electrical, plumbing, windows, etc.
- This well-appointed home features 4 bedrooms and 4 bathrooms, hardwood and tile flooring, a custom kitchen with quartz countertops, many updated windows and is bright and spacious throughout.
- The home has in-floor, radiant heating, central a/c, custom blinds and shades as well as metal roll shutters on many of the windows plus a hot tub where you can unwind after a busy day!
- The property is amazing in every way and includes the main large parcel plus a point that has two docks, a boat ramp and a permanent gazebo.
- There is an organic orchard with apple and pear trees, a dog kennel, three barns with electricity and water, gazebos, stables, pastures, sheds and three insulated bunkies with electricity.
- This property also has solar panels in place which generate approximately \$13,000 a year in annual revenue.
- O'Brien is a quiet and peaceful lake without any public access.
- This property offers so many opportunities – retreat, Bed & Breakfast, hobby farm, dog boarding/kennel, home, recreational property, etc.
- Incredible property and great location between Westport and Perth and just over an hour to Ottawa.

## Directions

- County Road 36 north of Westport, right on Althorpe Road, property on left at #2216

# MORE INFORMATION

## Property Overview

- 2216 Althorpe Road is a naturalist's paradise, boasting over 100 species of birds, native plants, and lake fish
- 65 acres of private property backing onto O'Brien Lake with no public access
- Features 4 bedrooms, 4 bathrooms, and 2500 sq ft of living space
- Property is very private, perfect for those looking for a peaceful retreat, hobby farm, or bed and breakfast



## Waterfront and Outdoor Features

- Approximately 2900 feet of shoreline on O'Brien Lake
- 2 docks and a boat ramp, left in the water year-round
- A larger permanent gazebo and a pond with a deck and gazebo
- Walking and nature trails throughout the property, perfect for hiking, biking, or cross-country skiing
- Organic apple orchard with 15 apple trees and 3 pear trees
- Three gazebos, including one overlooking the fields
- Private lake access with no public boat launch or marina

## Amenities and Services

- High-speed internet (Xplornet) and satellite TV (Shaw)
- Security system with 4 video cameras and ADT system by Telus
- 10 KW solar panel system, generating approximately \$13,000 in revenue annually
- Property taxes: \$2,887.75 (2023), annual insurance: \$5,400
- Well water system with a drilled well, 200ft deep, and great water pressure
- Septic system, pumped every 3 years, and inspected by the township 2–3 years ago

# MORE INFORMATION

## House Features

- Original house built in the 1900s, with a 2500 sqft addition
- Furnace: 20 years old, oil-fired boiler with option of wood furnace
- Central Air: 20 years old, with ductwork for forced air in the main house and radiant floor heating in the addition
- Roof: 20 years old (metal roof)
- Hot Water Tank: 4 years old
- Plumbing: upgraded with water softener, UV water filter, and Big Blue water filtration system
- Electrical: updated 200amp with separate panels for the barns and a pony panel run by a generator
- Windows: 10 years old with custom blinds and metal roll shutters (approximately R10)
- Flooring: original hardwood and engineered hardwood in the addition
- Bathrooms: 4 (2 full and 2 half) with upgraded fixtures
- Flooring: original hardwood and engineered hardwood in the addition
- Office space with custom cupboards and a 2-piece bathroom



## Barns and Outbuildings

- Three barns with electricity and winterized water source
- Four stalls and a large horse riding ring
- Several pastures and fields
- Three-sided shed for hay, horses, or outdoor toys
- Dog kennel with a 6-foot high metal chain link fence, insulation, and removable windows

## Additional Features

- Enclosed hot tub with a composite deck
- Composite decks and stairwell
- Outdoor wood furnace hookups in place in shed and in house
- Propane hookup for BBQ and one propane stove upstairs
- Custom kitchen with quartz countertops and stainless steel appliances
- Original tin ceiling in the kitchen
- Character throughout the home, integrating old and new features
- Lots of natural light and storage space

# MORE INFORMATION

## Potential Uses

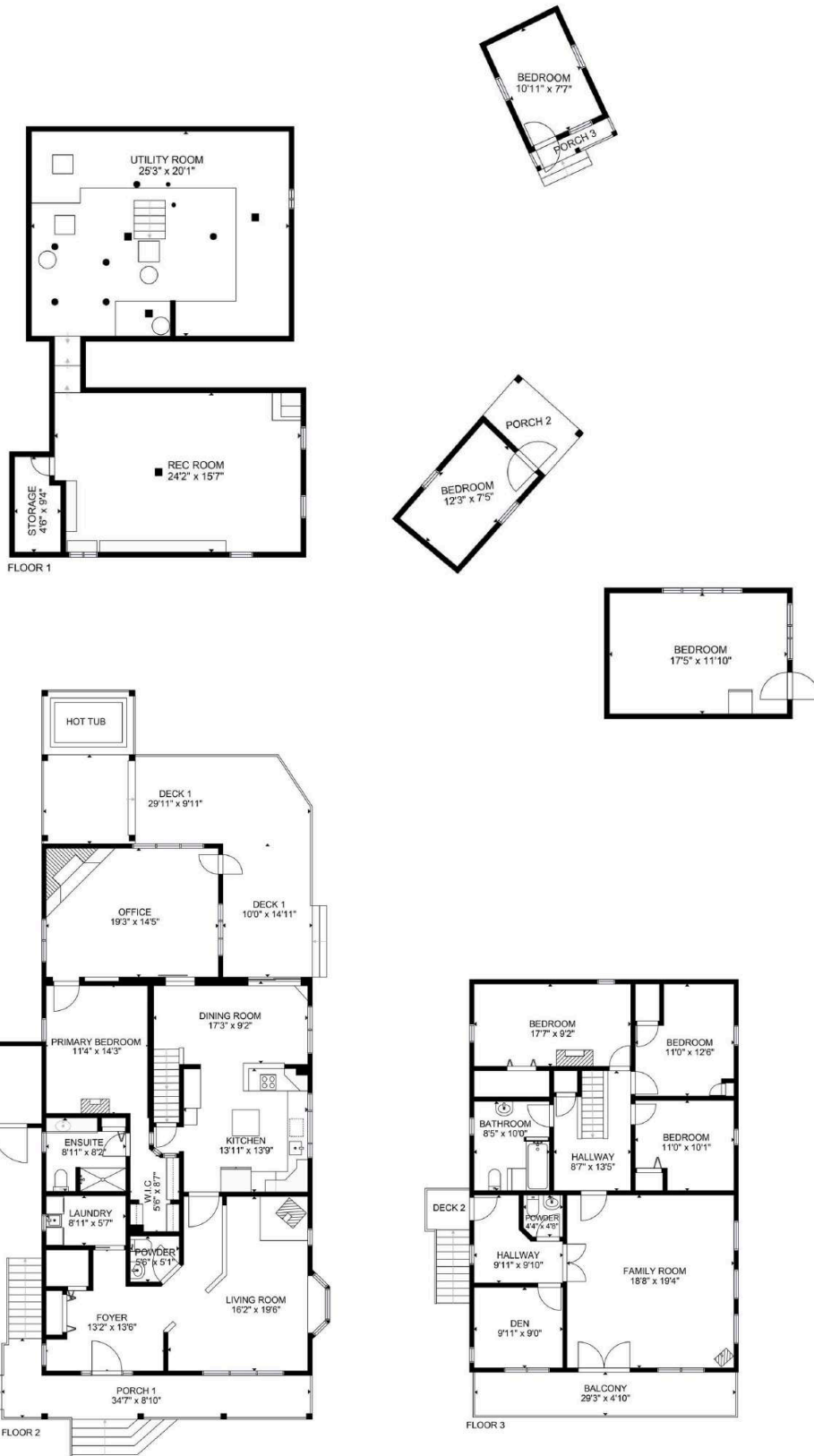
- Potential for a Bed and Breakfast
- Potential for horse breeding and horse activities
- Potential for an in-law suite or rental property
- 3 bunkies with electricity and insulation, perfect for Air BnB
- Potential for dog breeding and dog activities



## Location

- Located between Westport and Perth, with easy access to amenities and services
- Approximately 1 hour from Ottawa
- Close to schools, hospitals, and shopping centers

# FLOOR PLAN



## GROSS INTERNAL AREA

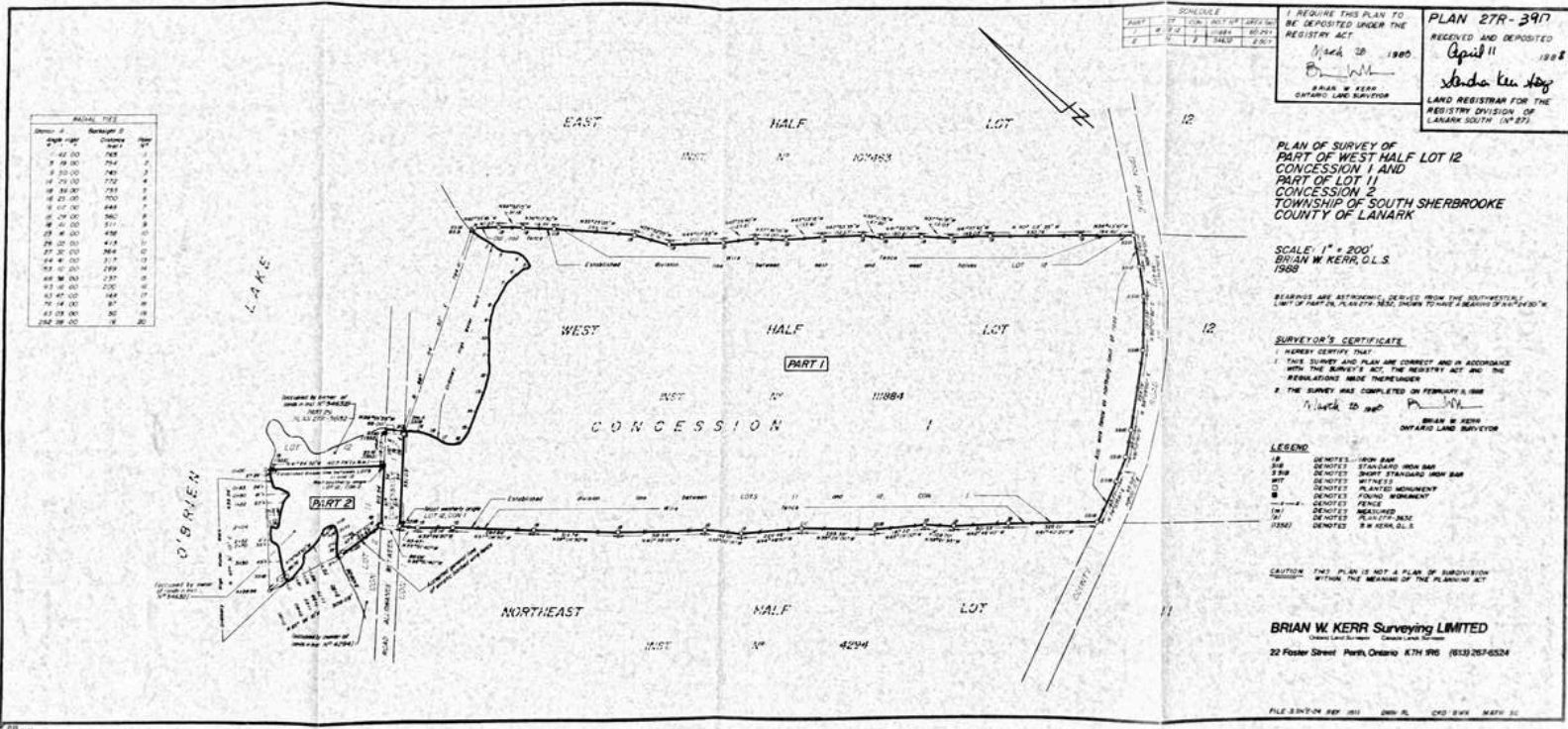
FLOOR 1: 939 sq.ft, FLOOR 2: 1500 sq.ft, FLOOR 3: 1256 sq.ft

EXCLUDED AREA: PORCH 1: 178 sq.ft, PORCH 2: 46 sq.ft, PORCH 3: 15 sq.ft, BALCONY: 142 sq.ft, DECK 1: 501 sq.ft, DECK 2: 22 sq.ft

TOTAL: 2756 sq.ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# SURVEY





# SEPTIC PUMPING & INSPECTION


**Rideau**   
**Pumping Service**  
 PORTABLE TOILET RENTALS

**Perth & District  
 Septic Service Ltd.**

777 Otty Lake Side Road  
 Perth, ON, K7H 0E8  
 613-267-3350

Send E-transfer to:  
 info@perthseptic.com  
 www.perthseptic.com

Date Sept 17 2024

Name 

Address 2216 Althorpe rd

CASH	CHEQUE	CHARGE	CC	EFT	AMOUNT
		Septic pump			290
		disposal fee			
		thank you			
		Tank looks in good condition and is working properly			
		Filter cleaned at time of pumping			
				HST	37.70
				TOTAL	327.70

HST #R104154956  
 2% per Month on Overdue Accounts  
 Please include Invoice No. w/ Payment

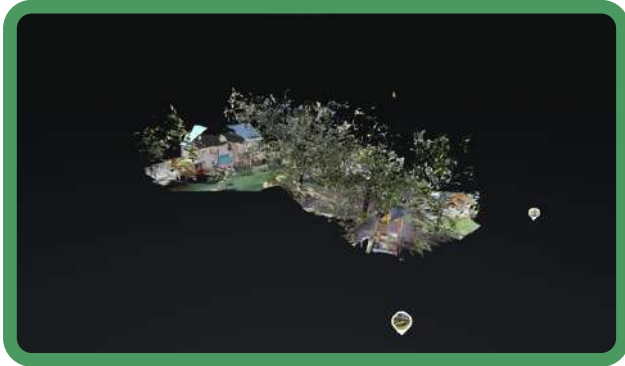
*The customer will assume all responsibility for any damages where service is made inside the curb.*

**25643**

SIGNATURE \_\_\_\_\_

# INTERACTIVE LINKS

## Virtual Tour



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

## Aerial Video



Scan the QR Code or Visit:  
<https://youtu.be/amH0cpAQsik>

## Google Maps




Scan the QR Code or Visit:  
<https://maps.app.goo.gl/sChmVjwudK7Ys5w2A>

## 360 Panorama



Scan the QR Code or Visit:  
<https://360panos.org/panos/2216AlthorpeRoad/>

# MLS LISTING



**2216 Althorpe Rd** **List: \$1,649,000 For: Sale**  
**Tay Valley Ontario K0G 1X0**  
 Tay Valley 905 - Bathurst/Burgess & Sherbrooke (South Sherbrooke) Twp Lanark  
**SPIS: N** **Taxes: \$2,977.70/2024** **DOM: 6**

Detached **Front On: N** **Rms: 16**  
**Link: N** **Acre: 50-99.99** **Bedrooms: 4**  
 2-Storey **Washrooms: 4**  
 1x4xMain, 1x4x2nd, 1x2xMain,  
 1x2x2nd

**Lot: 2900 x 2587 Feet Irreg:**  
**Dir/Cross St: County Road 36**

**MLS#: X11950593** **PIN#: 052120101**

**Possession Remarks: TBD**

<b>Kitchens:</b> 1	<b>Exterior:</b> Alum Siding / Wood	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Drive:</b> Pvt Double	<b>Cable TV:</b> N
<b>Basement:</b> Part Bsmt / Part Fin	<b>Gar/Gar Spcs:</b> None / 0	<b>Hydro:</b> Y
<b>Fireplace/Stv:</b> Y	<b>Drive Park Spcs:</b> 6	<b>Gas:</b> N
<b>Heat:</b> Forced Air / Oil	<b>Tot Prk Spcs:</b> 6 None	<b>Phone:</b> Y
<b>A/C:</b> Central Air	<b>UFFI:</b>	<b>Water:</b> Well
<b>Central Vac:</b> N 2500-3000	<b>Pool:</b>	<b>Water Supply:</b> Drilled Well
<b>Apx Age:</b>	<b>Energy Cert:</b>	<b>Sewer:</b> Septic
<b>Apx Sqft:</b>	<b>Cert Level:</b>	<b>Spec Desig:</b> Unknown
<b>Assessment:</b>	<b>GreenPIS:</b>	<b>Farm/Agr:</b> Hobby
<b>POTL:</b>	<b>Prop Feat:</b>	<b>Waterfront:</b> Direct
<b>POTL Mo Fee:</b>	Family Room, Fireplace/Stove, Hospital, Lake Access, Lake/Pond, Park, Waterfront, Waterfront, Wooded/Treed	<b>Retirement:</b> Aux Residences Barn
<b>Elevator/Lift:</b>		<b>Oth Struct:</b>
<b>Laundry Lev:</b> Main		
<b>Phys Hdcap-Eqp:</b>		
<b>Water Body Type:</b> Lake		

<b>Water Frontage (M):</b> 883.92	<b>Shoreline:</b> Natural
<b>Water Features:</b> Dock, Waterfront-Deeded	<b>Shoreline Allowance:</b> None
<b>Access to Property:</b> Year Round Municipal Road	<b>Shoreline Exp:</b> Nw
<b>Docking Type:</b> Private	<b>Alternative Power:</b> Generator-Wired
<b>Water View:</b> Direct	<b>Easements/Restrict:</b> Unknown
<b>WaterfrontYN:</b> Y	<b>Rural Services:</b>
<b>Waterfront:</b> Direct	Electricity Connected, Internet High Speed, Telephone Available
	<b>Waterfront Accessory Bldgs:</b> Bunkie

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Ground	9.19	x 12.47	Tile Floor
2	Laundry	Ground	8.53	x 7.22	Tile Floor
3	Living	Ground	19.69	x 15.75	Hardwood Floor
4	Bathroom	Ground	5.58	x3.94	2 Way Fireplace
5	Kitchen	Ground	14.44	x 13.45	Hardwood Floor
6	Dining	Ground	17.72	x 8.53	Hardwood Floor
7	Family	Ground	19.36	x14.44	Hardwood Floor
8	Prim Bdrm	Ground	13.78	x10.83	Hardwood Floor
9	Great Rm	2nd	19.03	x18.7	Hardwood Floor
10	Bathroom	2nd	8.2	x8.2	4 Pc Bath
11	Br	2nd	10.5	x 9.84	
12	Br	2nd	12.47	x 10.5	

**Client Remks:** Waterfront property with 65 acres and approximately 2900 feet of shoreline on OBrien Lake. If you are looking for acreage, privacy and a waterfront retreat this is it! The property itself is full of nature and wildlife and has walking trails, a pond, hardwood and softwood trees, many outbuildings plus so much more! The original home was built in the 1900s and has the classic character of this era with modern updates and finishings. The seller expanded the home in 2000 and completed extensive renovations, including the roof, electrical, plumbing, windows, etc. This well-appointed home features 4 bedrooms and 4 bathrooms, hardwood and tile flooring, a custom kitchen with quartz countertops, many updated windows and is bright and spacious throughout. The home has in-floor, radiant heating, central a/c, custom blinds and shades as well as metal roll shutters on many of the windows plus a hot tub where you can unwind after a busy day! The property is amazing in every way and includes the main large parcel plus a point that has two docks, a boat ramp and a permanent gazebo. There is an organic orchard with apple and pear trees, a dog kennel, three barns with electricity and water, gazebos, stables, pastures, sheds and three insulated bunkies with electricity. This property also has solar panels in place which generate approximately \$13,000 a year in annual revenue. O'Brien is a quiet and peaceful lake without any public access. This property offers so many opportunities for retreats, Bed & Breakfast, hobby farm, dog boarding/kennel, home, recreational property, etc. Incredible property and great location between Westport and Perth and just over an hour to Ottawa.



## Questions? Contact us:

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