

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

**PRICE  
REDUCED**



## 2216 Althorpe Road, Tay Valley, ON

- # 40646119
- \$ 1,750,000
- 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



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[info@gurreathomes.com](mailto:info@gurreathomes.com)

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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

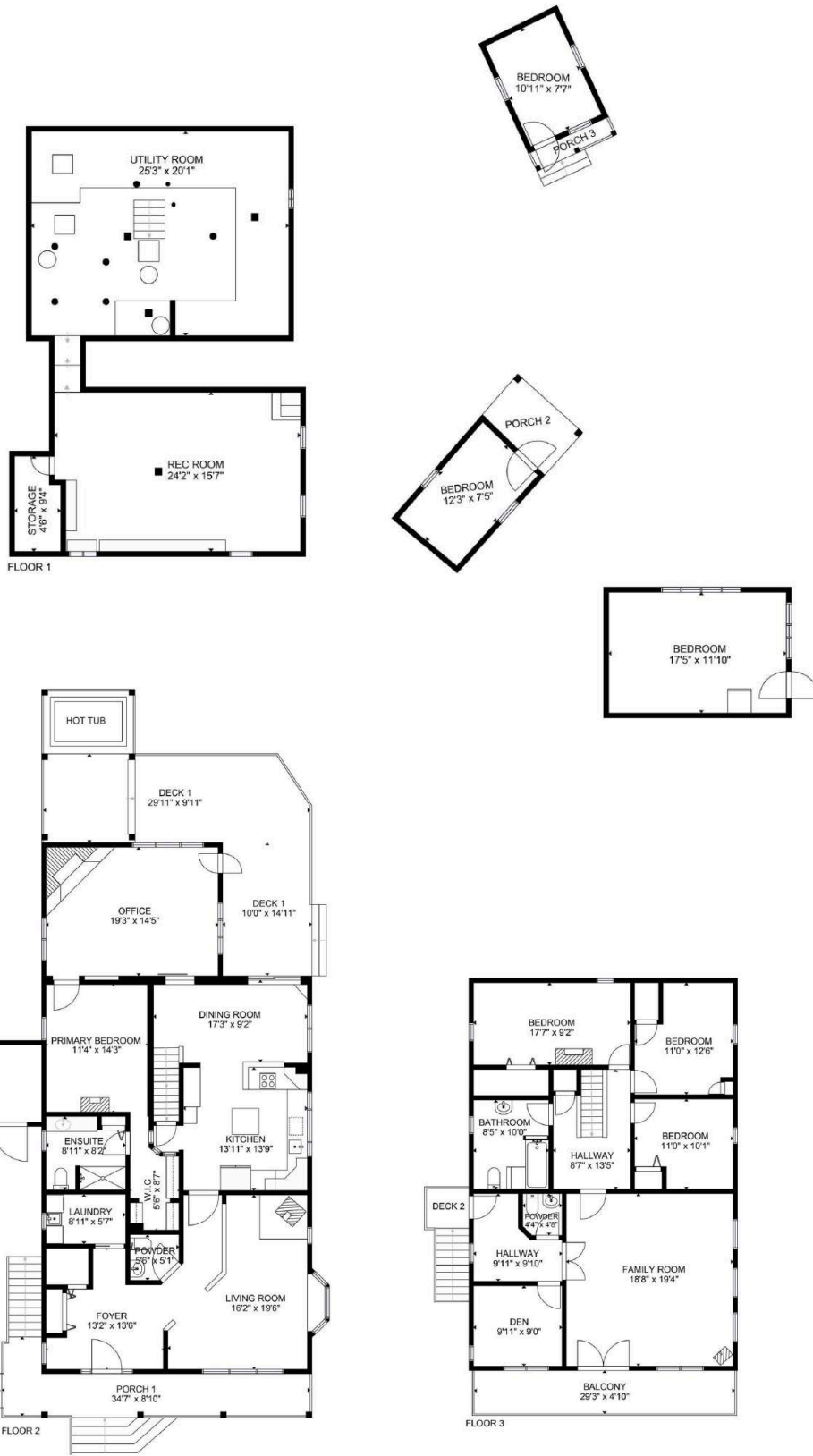
- Potential for a Bed and Breakfast
- Potential for horse breeding and horse activities
- Potential for an in-law suite or rental property
- 3 bunkies with electricity and insulation, perfect for Air BnB
- Potential for dog breeding and dog activities



## 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

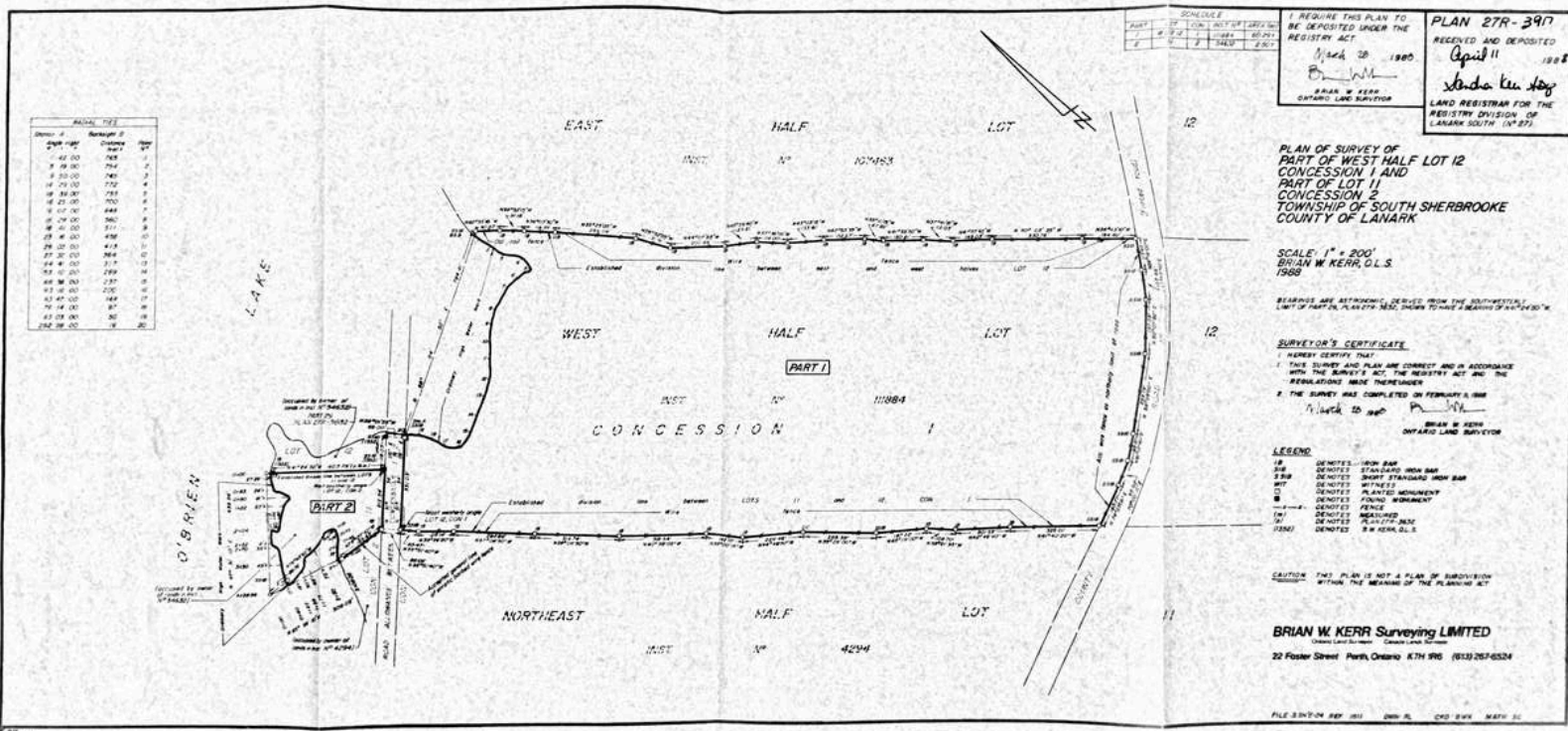
FLOOR 1: 939 sq.ft, FLOOR 2: 1500 sq.ft, FLOOR 3: 1256 sq.ft

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 [REDACTED]

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

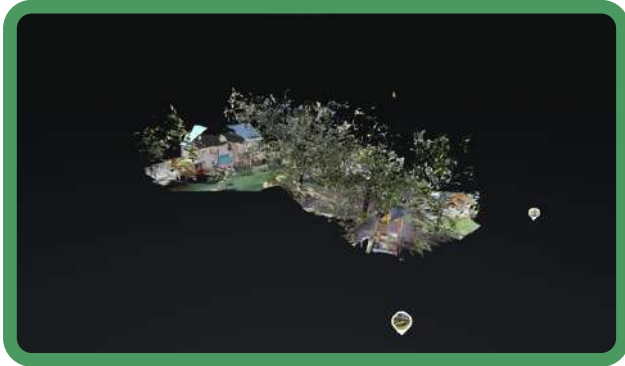
*The customer will assume all responsibility for any damages where service is made inside the curb.*

**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 Road, Tay Valley, Ontario K0G 1X0

Listing

Client Full

Active / Residential

2216 ALTHORPE Rd Tay Valley

Listing ID: 40646119

Price: \$1,750,000



Lanark/Tay Valley/Tay Valley  
2 Storey/House

Water Body: O'Brien Lake  
Type of Water: Lake

	Beds	Baths	Kitch
Main	1	2	1
Second	3	2	

Beds (AG+BG): 4 (4 + 0)  
Baths (F+H): 4 (2 + 2)  
SF Fin Total: 2,756  
AG Fin SF Range: 2001 to 3000  
AG Fin SF: 2,756/ Plans  
DOM: 51  
Common Interest: Freehold/ None  
Tax Amt/Yr: \$2,977.70/2024

### Remarks/Directions

**Public Rmks:** 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.

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### Waterfront

Waterfront Type: Direct Waterfront  
Waterfront Features: Water Access Deeded  
Dock Type: Private Docking  
Shoreline: Natural  
Shore Rd Allow: None  
Channel Name:

Water View: Direct Water View  
Boat House:  
Frontage: 2900.00  
Exposure: North, East, West  
Island Y/N: No

### Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Bunkhouse				
Bunkhouse				
Bunkhouse				

### Exterior

Exterior Feat: Balcony, Deck(s), Fishing, Hot Tub, Landscaped, Porch, Privacy, Private Pond, Year Round Living  
Construct. Material: Aluminum Siding, Wood  
Shingles Replaced: 2002  
Year/Desc/Source: //  
Property Access: Public Road, Year Round Road  
Other Structures: Barn, Gazebo, Shed, Storage, Workshop  
Garage & Parking: Private Drive Double Wide//Gravel Driveway  
Parking Spaces: 6  
Services: Cell Service, Electricity, High Speed Internet, Telephone

Roof: Metal  
Prop Attached: Detached  
Apx Age: 100+ Years  
Rd Acc Fee:  
Winterized: Fully Winterized  
Garage Spaces:

Water Source: Drilled Well  
Water Tmnt: Heated Water Line, Sediment Filter, UV System, Water Softener  
Sewer: Septic

Lot Size Area/Units: 65.000/Acres  
Acres Range: 50-99.99  
Lot Front (Ft): 2,900.00  
Lot Depth (Ft): 2,587.00  
Location: Rural  
Lot Irregularities:  
Area Influences: Access to Water, Beach, Golf, Hospital, Lake/Pond, Place of Worship, School Bus Route, Schools, Shopping Nearby, Trails, Forest, Garden, Lake, Meadow, Orchard, Pasture, Pond, Trees/Woods, Water

View: Retire Com:  
Topography: Flat site, Hilly, Partially Cleared, Rocky, Wooded/Treed  
Restrictions: Fronting On: North  
Exposure: South

### Interior

Interior Feat: Ceiling Fans, Guest Accommodations, Hot Tub, Solar Owned, Sump Pump, Water Heater Owned, Water Softener, Water Treatment  
Security Feat: Alarm System, Carbon Monoxide Detector(s), Monitored, Smoke Detector(s)  
Basement: Partial Basement  
Basement Fin: Partially Finished  
Laundry Feat: Main Level  
Cooling: Central Air  
Heating: Baseboard, Forced Air, In-Floor, Oil, Oil Hot Water, Radiant, Wood, Woodstove  
Fireplace: 3/Living Room, Wood, Wood Stove  
Under Contract: Propane Tank  
Contract Cost/Mo:  
Inclusions: Carbon Monoxide Detector, Dishwasher, Dryer, Freezer, Hot Tub, Hot Tub Equipment, Hot Water Tank Owned, Refrigerator, Satellite Dish, Smoke Detector, Stove, TV Tower/Antenna, Washer, Window Coverings  
Exclusions: Bird bath, sauna, flag pole, farm equipment, and UTV can be negotiated separately.

FP Stove Op: Yes  
Contract Cost/Mo:

### Property Information

Common Elem Fee: No  
Legal Desc: PT W1/2 LT 12 CON 1 SOUTH SHERBROOKE PT 1, 27R3917;  
Zoning: RU  
Assess Val/Year: \$294,000/2016  
PIN: 052120101  
ROLL: 091191402000100  
Builder Name:  
Possession/Date: Flexible/

Local Improvements Fee:  
BATH-BURG-SHERB  
Survey: Available/  
Hold Over Days:  
PIN 2: 052120112  
Occupant Type: Owner  
Building Name:  
Deposit: 20000

### Brokerage Information

List Date: 09/12/2024  
List Brokerage: Royal LePage ProAlliance Realty, Brokerage  
Source Board: Kingston and Area Real Estate Association  
Prepared By: Tammy Gurr, Broker  
Date Prepared: 11/02/2024

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

**Tammy & Heath Gurr**

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