

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



2216 Althorpe Road, Tay Valley, ON

- # 40646119
- \$ \$1,800,000
- 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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Table of Contents

**2216 Althorpe Road
Tay Valley, ON**

Features	3
More Information	4
Floor Plan	7
Survey	8
Septic Pumping & Inspection	9
Interactive Links	10
MLS Listing	11
Contact Information	12



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

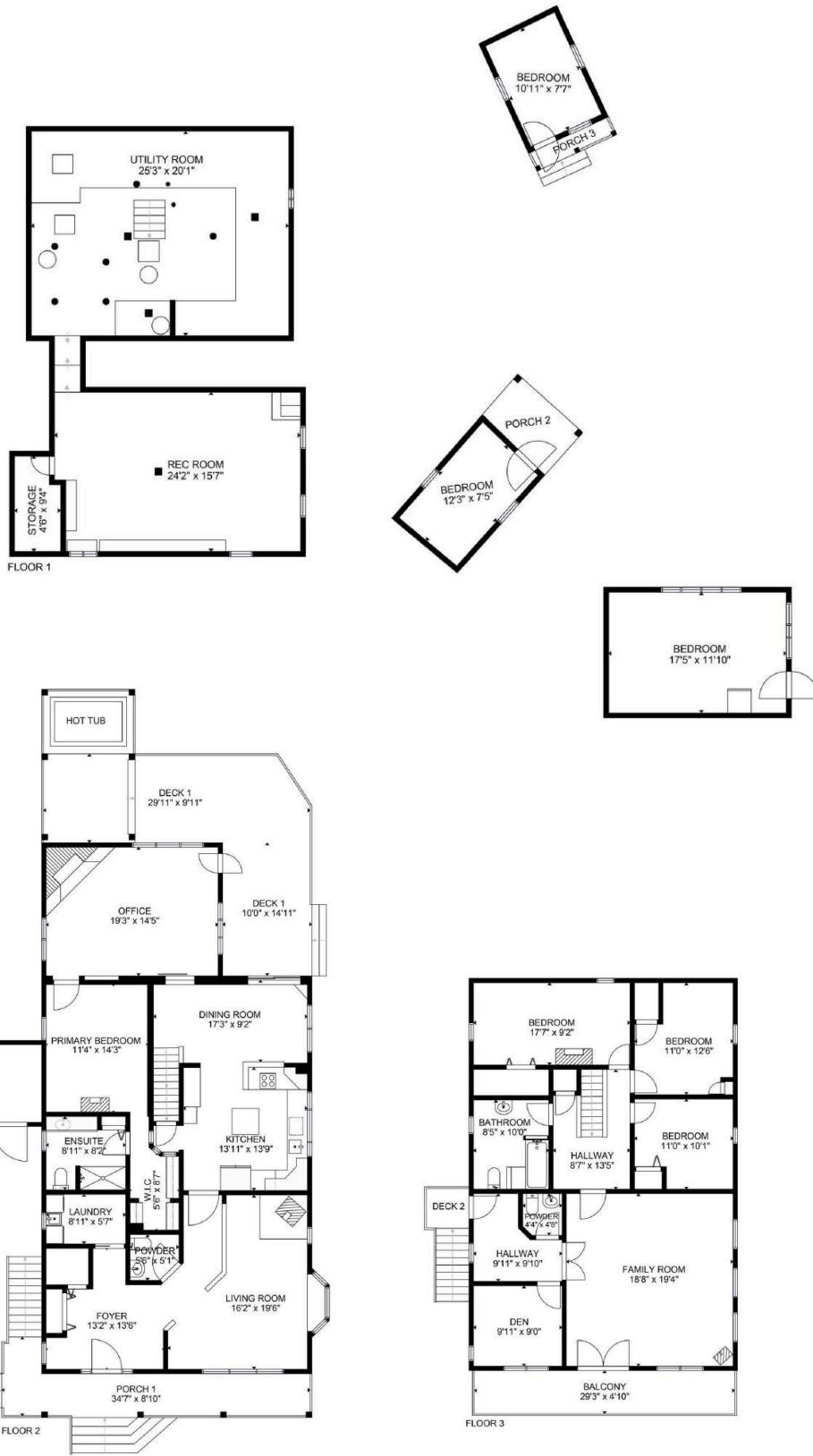
- Potential for a Bed and Breakfast
- Potential for horse breeding and horse activities
- Potential for an in-law suite or rental property
- 3 bunkies with electricity and insulation, perfect for Air BnB
- Potential for dog breeding and dog activities



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

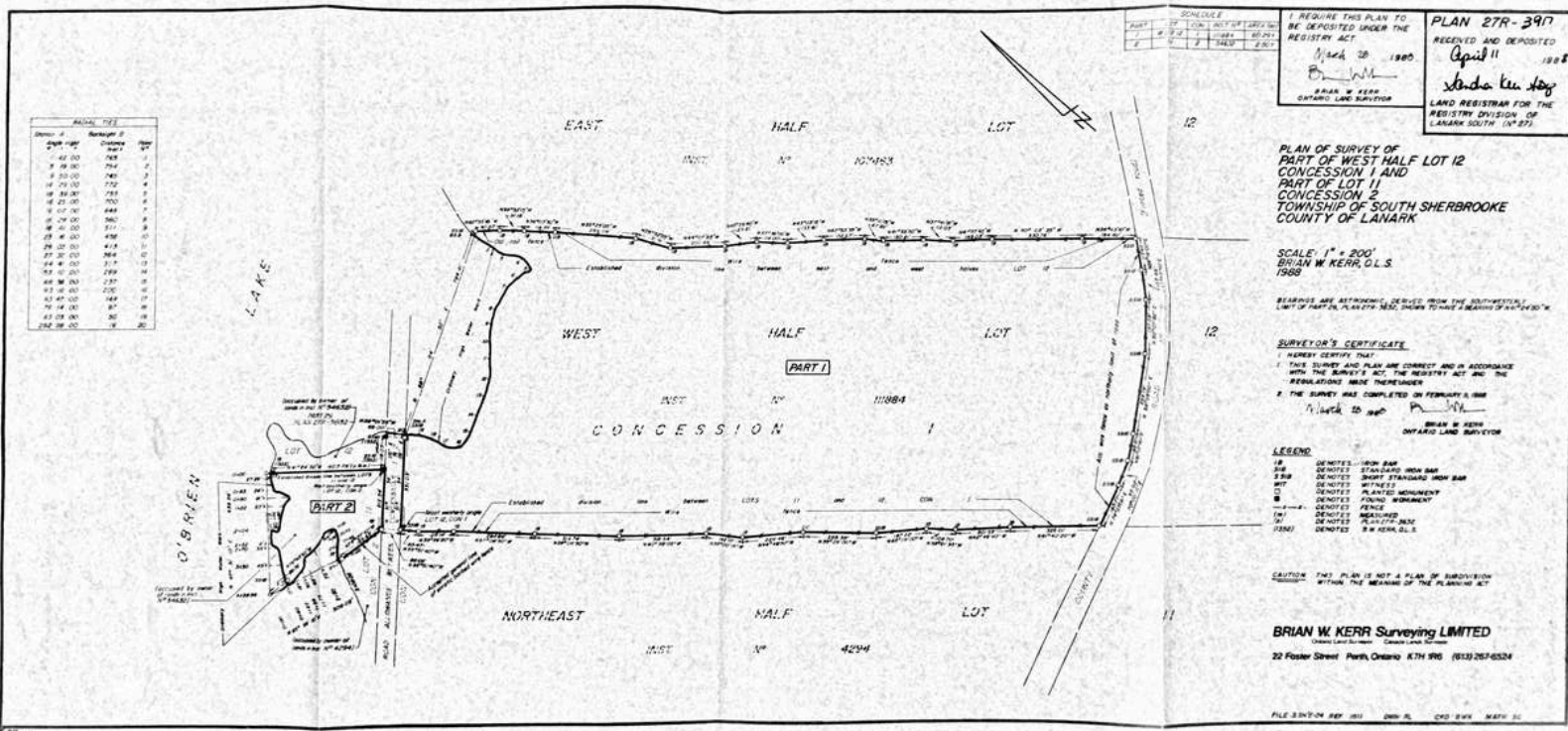
FLOOR 1: 939 sq.ft, FLOOR 2: 1500 sq.ft, FLOOR 3: 1256 sq.ft

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

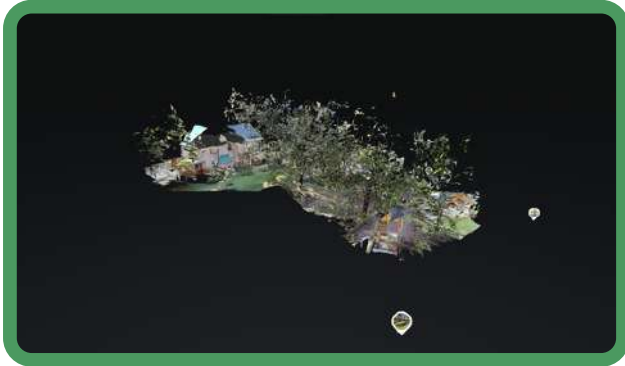
The customer will assume all responsibility for any damages where service is made inside the curb.

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

[2216 ALTHORPE Rd Tay Valley](#)

Listing ID: 40646119

Active / Residential

Price: \$1,800,000



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: **3,282**
AG Fin SF Range: **3001 to 4000**
AG Fin SF: **3,282/Plans**
DOM: **1**
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.**

Directions: **County Road 36 north of Westport, right on Althorpe Road, property on left at #2216**

Waterfront

Waterfront Type: **Direct Waterfront** Water View: **Direct Water View**
Waterfront Features: **Water Access Deeded**
Dock Type: **Private Docking** Boat House:
Shoreline: **Natural** Frontage: **2900.00**
Shore Rd Allow: **None** Exposure: **North, East, West**
Channel Name: 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** Roof: **Metal**
Shingles Replaced: **2002** Foundation: **Poured Concrete, Stone** Prop Attached: **Detached**
Year/Desc/Source: **//** Apx Age: **100+ Years**
Property Access: **Public Road, Year Round Road** Rd Acc Fee:
Other Structures: **Barn, Gazebo, Shed, Storage, Workshop** Winterized: **Fully Winterized**
Garage & Parking: **Private Drive Double Wide//Gravel Driveway** Garage Spaces:
Parking Spaces: **6** Driveway Spaces: **6.0**
Services: **Cell Service, Electricity, High Speed Internet, Telephone**
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** Acres Rent:
Lot Front (Ft): **2,900.00** Lot Depth (Ft): **2,587.00** Lot Shape: **Irregular**
Location: **Rural** Lot Irregularities: Land Use Fee:
Area Influences: **Access to Water, Beach, Golf, Hospital, Lake/Pond, Place of Worship, School Bus Route, Schools,**

View: **Shopping Nearby, Trails Forest, Garden, Lake, Meadow, Orchard, Pasture, Pond, Trees/Woods, Water** Retire Com:
Topography: **Flat site, Hilly, Partially Cleared, Rocky, Wooded/Treed** Fronting On: **North**
Restrictions: Exposure: **South**

Interior

Interior Feat: **Ceiling Fans, Garborator, 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** FP Stove Op: **Yes**
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.**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
Legal Desc: **PT W1/2 LT 12 CON 1 SOUTH SHERBROOKE PT 1, 27R3917; BATH-BURG-SHERB** Survey: **Available/**
Zoning: **RU** Hold Over Days:
Assess Val/Year: **\$294,000/2016** PIN 2: **052120112**
PIN: **052120101** Occupant Type: **Owner**
ROLL: **091191402000100** Deposit: **20000**
Possession/Date: **Flexible/**

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: 09/13/2024

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

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