

# 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.

**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**  
 Parking Spaces: **6** Driveway Spaces: **6.0** Garage Spaces:  
 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:  
 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, 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**  
 Zoning: **RU** Survey: **Available/**  
 Assess Val/Year: **\$294,000/2016** Hold Over Days:  
 PIN: **052120101** PIN 2: **052120112**  
 ROLL: **091191402000100** Occupant Type: **Owner**  
 Builder Name: Building Name:  
 Possession/Date: **Flexible/** 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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