

# 2216 ALTHORPE Road, Tay Valley, Ontario K0G 1X0

Listing

Client Full  
**Active / Residential**

**2216 ALTHORPE Rd Tay Valley**

Listing ID: 40646119  
 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**  
 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
<b>Bunkhouse</b>				
<b>Bunkhouse</b>				
<b>Bunkhouse</b>				

### 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**  
 Water Source: **Drilled Well**  
 Lot Size Area/Units: **65.000/Acres**  
 Lot Front (Ft): **2,900.00**  
 Location: **Rural**  
 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**  
 Topography: **Flat site, Hilly, Partially Cleared, Rocky, Wooded/Treed**  
 Restrictions:

Roof: **Metal**  
 Prop Attached: **Detached**  
 Apx Age: **100+ Years**  
 Rd Acc Fee:  
 Winterized: **Fully Winterized**  
 Driveway Spaces: **6.0**  
 Garage Spaces:  
 Water Tmnt: **Heated Water Line, Sediment Filter, UV System, Water Softener**  
 Sewer: **Septic**  
 Acres Range: **50-99.99**  
 Lot Depth (Ft): **2,587.00**  
 Lot Irregularities:  
 Acres Rent:  
 Lot Shape: **Irregular**  
 Land Lse Fee:  
 Retire Com:  
 Fronting On: **North**  
 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**  
 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**  
 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.**

Basement Fin: **Partially Finished**  
 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**  
 Possession/Date: **Flexible/**

Local Improvements Fee:  
**BATH-BURG-SHERB**  
 Survey: **Available/**  
 Hold Over Days:  
 PIN 2: **052120112**  
 Occupant Type: **Owner**  
 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: 09/13/2024

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
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