

2564 NARROWS LOCK Road, Perth, Ontario K7H 3C5

Listing

Client Full
Active / Residential[2564 NARROWS LOCK Rd Perth](#)MLS®#: 40368412
Price: **\$599,000****Lanark/Tay Valley/Tay Valley**
2 Storey/House

	Beds	Baths	Kitch
Main	1	2	1
Second	2		

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **2 (2 + 0)**
 SF Fin Total: **2,450**
 AG Fin SF Range: **2001 to 3000**
 AG Fin SF: **2,450/Other**
 DOM/CDOM: **0/0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,754.84/2022**

Remarks/Directions

Public Rmks: Living in this rural setting in the middle of lake country may be the next, best move for your family. Sitting on just over 45 acres of land with mixed bush, ponds and rock outcroppings, this unique "A-Frame" style home is larger than it looks at just over 2400 ft. The home has large principal rooms, forced-air propane heat, central air and is serviced by a drilled well and a full septic system. The main floor plan consists of a large foyer, a cozy family room with soaring cathedral tongue and groove ceilings and a beautiful propane fireplace. There is a separate dining room, a kitchen eating area and a mudroom/laundry room at the rear of the home. The master bedroom is on the main level along with two full bathrooms and a living room with an attached stunning 3-season sunroom where you can sit in a bug free environment enjoying nature. There is also direct access from the master bedroom to this wonderful sunroom. The upper level has two bedrooms and also overlooks the family room. The basement of the home is undeveloped and used for utility and storage and has access to a single car attached garage. The property also includes a 2-car detached garage, chicken coop, storage building constructed from log and a couple other smaller storage sheds. The property is mainly treed with a good mixture of conifer and deciduous trees, plenty of rock formations and a large seasonal pond. The pond is environmentally protected but is great source for watching nature and exploring in a canoe. This home is located between the historic towns of Westport and Perth, making it a short drive to all amenities, restaurants and entertainment. Come and see what this rural property has to offer - it may be just perfect for your family!

Directions: Narrows Lock Road, north of Big Rideau Lake across from the intersection of Merkley Road and Narrows Lock Road.

Common Elements

Locker: Balcony:

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Garage				Partially

Exterior

Exterior Feat: Deck(s), Landscaped, Patio(s), Porch-Enclosed, Privacy, Private Pond, Storage Buildings, TV Tower/Antenna, Year Round Living
Construct. Material: Aluminum Siding
Shingles Replaced: // Foundation: Block, Stone Roof: Metal
Year/Desc/Source: // Prop Attached: Detached
Property Access: Municipal Road, Paved Road Apx Age: Unknown
Other Structures: Barn, Shed Rd Acc Fee:
Garage & Parking: Detached Garage//Private Drive Double Wide//Gravel Driveway Winterized: Fully Winterized
Parking Spaces: Driveway Spaces: 6.0 Garage Spaces: 2.0
Services: Electricity, High Speed Internet Avail, Telephone
Water Source: Drilled Well Water Tmnt: Water Softener Sewer: Septic
Lot Size Area/Units: 45.700/Acres Acres Range: 25-49.99
Lot Front (Ft): 2,008.00 Lot Depth (Ft): 0.00 Acres Rent:
Location: Rural Lot Irregularities: Irregular
Area Influences: Golf, Hospital, Landscaped, Place of Worship, School Bus Route, Shopping Nearby, Trails
View: Forest, Trees/Woods Retire Com:
Topography: Hilly, Marsh, Rocky, Wetlands, Wooded/Treed Fronting On: East
Restrictions: Environmentally Protected Exposure: West

Interior

Interior Feat: Auto Garage Door Remote(s), Ceiling Fans, Water Heater Owned, Water Softener
Security Feat: Carbon Monoxide Detector(s), Smoke Detector(s)
Basement: Partial Basement Basement Fin: Unfinished
Basement Feat: Exposed Rock
Laundry Feat: Laundry Room, Main Level
Cooling: Central Air
Heating: Baseboard, Electric Hot Water, Fireplace-Propane, Forced Air-Propane
Fireplace: 1/Propane FP Stove Op: Yes
Under Contract: Propane Tank Contract Cost/Mo:
Inclusions: Dryer, Freezer, Hot Water Tank Owned, Smoke Detector, Stove, Washer, Window Coverings
Add Inclusions: Snow blower, riding lawnmower, Honda generator, push mower and starlink

Property Information

Common Elem Fee: No
Legal Desc: PT LT 21 CON 5 NORTH BURGESS PARTS 3 & 4, 27R3289 TAY VALLEY TOWNSHIP
Zoning: RU Local Improvements Fee:
Assess Val/Year: \$274,000/2022 Survey: None/
PIN: 052170204 Hold Over Days:
ROLL: 091191102031800 Occupant Type: Owner
Possession/Date: Flexible/ Deposit: 10,000

Brokerage Information

List Date: 01/23/2023
List Brokerage: [Royal LePage ProAlliance Realty, Brokerage](#)

Source Board: Kingston and Area Real Estate Association
 Prepared By: Tammy Gurr, Broker
 Date Prepared: 01/23/2023

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