

**FOR SALE** DOM: 1

**3888 Bolingbroke RD**

Residential | Detached | Freehold

List Date: 4/26/2021

Tay Valley Township K0H 2B0

**\$489,000 (LP)**

Sold Date:

**K21002498**

**(SP)**



**2 Storey**

BEDS UP	BEDS DOWN	BATHS FULL	BATHS HALF	APPROX Sq.Ft.	AGE Yrs
4	0	1	0		25

Age Range: **21-30 Years** Garage **No**  
 SqFt Range: Waterfront **No**  
 Lot Size: **2,527.00 x**  
 Property Size: **50 - 100 Acres 72.00**

District: **Out of Area**  
 Sub-District: **01 - Rideau-St. Lawrence**  
 Zoning: **Rural**  
 PIN: **052130005**  
 Taxes: **\$1,580.17 (2021)**  
 Possession:  
 Access: **Municipal Road**  
 Rentals: **None**

Legal Desc: **PIN 052130229 LT 15 PL 29 SOUTH SHERBROOKE; BLK 26 PL 29 SOUTH SHERBROOKE SURFACE RIGHTS ONLY TAY VALLEY TOWNSHIP** Continued in Realtor Remarks

**M D Virtual Tour**

**Virtual Tour Virtual Tour Virtual Tour 2 Virtual Tour 2 Virtual Tour 3**

WF (ft): WF Exp:

WF Features:  
Shoreline:

Ext Finish: **Log**  
 Roof: **Asphalt Shingle**  
 Foundation **Posts**

Water	Sewer	Amps
<b>Drilled Well</b>	<b>Septic</b>	<b>100</b>

Basement <b>None</b>	Basement Finish <b>Unfinished</b>
Heating Fuel <b>Oil</b>	Heating Type <b>Stove</b>
FP:	HW Heat: <b>Electric</b>

Driveway: **Double**  
 D/W Details:  
 Prkg Spaces:  
 Garage Features:

Int Features: **Carpet Free**  
 Ext Features:  
 Services: **Hydro, Telephone, Cell Service**  
 Site Inf: **Cleared, Hardwood Bush, Rolling, Wetlands, Wooded Lot**

Prkg Spc #	# of Prkg	Ownership	Locker #	Condo Fee:	Assessment ? :
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Condo Fees Incl: Condo

**Chattels Included**

None

**Fixtures Excluded None**

**Public Remarks** Located on approximately 70 acres of land, this rustic log cabin has all the comforts of home and is one of the nicest hunting cabins you will find. Serviced by a well and septic system and heated by an oil stove, you can sit back in comfort while you share stories with your friends and family. The property is located approximately 19 km north of Westport or 25 minutes to Perth. The cabin has a full kitchen, dining area, living room, bedroom and full bathroom on the main floor with 2 additional bedrooms and an open area on the upper level. The acreage is beautiful and rugged and is just north of Little Silver Lake on Bolingbroke Road. This is the perfect setting to relax and unwind and enjoy nature.

ROOM	LEVEL	SIZE	FLOORING	ROOM	LEVEL	SIZE	FLOORING	ROOM	LEVEL	SIZE	FLOORING
KITCH	MFLR	12'11 x 10'11	Unfinished	BDRM	2LVL	9'1 x 5'6	Unfinished				
DINNK	MFLR	8'8 x 8'2	Unfinished	BDRM	2LVL	9'10 x 10'	Unfinished				
LIVRM	MFLR	15'2 x 20'5	Unfinished	PBDRM	MFLR	8'11 x 9'8	Unfinished				
3PCB	MFLR	5'5 x 5'	Vinyl/Linoleum								
BDRM	2LVL	9'8 x 10'	Unfinished								

Listing Office 1: **ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE** Listing Office



Compliments of: **TAMMY GURR**  
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