

6449 PERTH Road, Perth Road Village, Ontario K0H 2L0

Listing

Client Full **6449 PERTH Rd Perth Road Village**
Active / Multi-Residential

MLS® #: **40267376**
 Price: **\$1,799,000**



Frontenac/Frontenac/47 - Frontenac South Rooming House

Water Body: **Little Franklin Lake**
 Type of Water: **Lake**

Unit Type	# Units	Equip	# Inc
1 Bed	0	Dishwshr	0
2 Beds	0	Dryers	0
3 Beds	0	Fridges	0
4+ Beds	0	Stoves	0
Apt	0	Washers	0
Bachelor	0		
Efficiency	0		
Loft	0		
Other	0		
Pent	0		
Studio	0		
Total	1		

Alt MLS® #: **40267988**
 SF Total: **10,891**
 SF Range: **9001 to 10,000**
 AG Fin SF: **9,520.00/Other**
 BG SF: **1,371.00/Other**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$8,548.00/2021**
 Units Occupied:
 Stores/Total: **/2.50**

Remarks/Directions

Public Rmks: **Welcome to 6449 Perth Road! This well-established senior's residence is located on the north shore of Little Franklin Lake, with 400' of southwest facing shoreline and 7.5 acres. This property is currently being operated as a Retirement Home (Brooks Landing), but could be a great investment property, wellness retreat or personal estate property - the opportunities here are endless! The picturesque lane winds through the mature trees and opens to a developed area consisting of ample parking, 4-bay garage with attached office, an older cottage, storage shed, beautiful landscaping and the main building, with over 10,000 square feet of finished living space. The buildings have a steel roof, multiple exterior patios and sitting areas, fire escapes, sprinkler systems and is serviced by a drilled well and septic system. This older building is well maintained and cared for with many updates over the years. Once inside, you will find many common areas such as a large dining room, living room with fireplace and a commercial kitchen. There are 16-bedroom units with private bathrooms, a hair salon and large loft area on the third floor with a 2-room suite and private bathroom with a large soaker tub. The main building has 17 full bathrooms in total and a 2-piece guest/staff bathroom. This building is fully accessible, with wide doors and hallways and a stair lift to the second level. Beautiful waterfront and rolling terrain views can be seen from all of the units and common areas, creating a relaxing and peaceful environment. Whether you're looking for an investment opportunity, or a private residence, this property has so much to offer. Little Franklin lake is a small private lake without public access and has deep clean waters and great fishing. Located 30 minutes south to Kingston, off Perth Road or 20 minutes north to the charming village of Westport.**

Directions: **Perth Road just north of Perth Road Village**

Waterfront

Features: **Water Access, Waterfront-Deeded**
 Dock Type: **None**
 Shoreline: **Deep, Mixed, Rocky**
 Shore Rd Allow: **None**
 Island Y/N: **No**
 Frontage: **400.75**
 Exposure: **South**

Exterior

Construct. Material: **Aluminum Siding** Roof: **Metal**
 Shingles Replaced: **10** Foundation: **Block**
 Year/Desc/Source: **1929//Owner** Apx Age: **51-99 Years**
 Property Access: **Municipal Road, Paved Road** Rd Acc Fee:
 Garage and Parking: **Detached Garage, Private Drive Single Wide, Visitor Parking, Gravel Driveway**
 Parking Spaces: **14** Driveway Spaces: **10**
 Garage Sp/Desc: **4 Spaces** Sewer: **Septic**
 Services: **Electricity, Garbage/Sanitary Collection, High Speed Internet, Recycling Pickup, Telephone**
 Water Source: **Drilled Well** Water Tmnt: **UV System**
 Lot Size Total/Units: **7.500 Acres** Acres Range: **5-9.99** Acres Rent:
 Lot Irregularities: Lot Shape: **Irregular** Land Lease Fee:
 Lot Front (Ft): **400.75** Lot Depth (Ft): **821.72** Licen Dwelling:
 Area Influences: **Lake Access, Landscaped, Open Spaces, School Bus Route, Schools, Shopping Nearby, Trails**
 View: Retire Com: **Yes**
 Topography: **Hilly, Level, Rocky, Rolling, Wooded/Treed** Fronting: **West**

Interior

Interior Feat: **Bed & Breakfast, Ceiling Fans, Workshop**
 Security Feat: **Carbon Monoxide Detector(s), Security System, Smoke Detector(s)**
 Access Feat: **32" Min Doors, Bath Grab Bars, Fire Escape, Hallway Widths 42" or More, Level Entrance, Stair Lift**
 Basement: **Full Basement, Partially Finished, Walk-Up**
 Cooling: **Window Unit**
 Heating: **Oil Hot Water, Radiator, Water Radiators**
 Fireplace: **2/Fireplace Insert, Freestanding, Propane** FP Stove Op: **Yes**
 Inclusions: **Carbon Monoxide Detector, Microwave, Satellite Dish, Satellite Equipment, Window Coverings**
 Add Inclusions: **Dishwasher, Dryer (2), Freezer (4), Gas Stove, Refrigerator (5).**

Common Elements

Multi-Residential Information

Under Contract: **Propane Tank**
 Laundry Features: **Laundry Room, Main Level, Upper Level** Additional Monthly Fees:

Financial Information

Expenses **Income**
 Building Insurance:
 Administrative Fee:
 Laundry Rentals:
 Under Cntrct Mnthly:
 Addl Monthly Expense:
 Prop Mgmt Expense:

Property Information

Common Elem Fee:
 Legal Desc: **PT RDAL BTN CON 10 AND CON 11 LOUGHBOROUGH CLOSED BY FR592090; PT LT 20-21 CON 11 LOUGHBOROUGH; PT LT 20 CON 10 LOUGHBOROUGH PT 1-3 13R2627, EXCEPT PT 1 & 2 FR540557; SOUTH FRONTENAC EXCEPT FORFEITED MINING RIGHTS, IF ANY**
 Zoning: **RU/RW** Survey: **Available/**
 Assess Val/Year: **\$892,000/2016** Hold Over Days:
 PIN: **362800043** Occupant Type: **Owner Plus Tenant**
 ROLL: **102905004074010**
 Possession/Date: **Flexible/** Deposit: **25,000**

Brokerage Information

List Date: **05/26/2022**
 List Brokerage: **ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE**
 Source Board: **KAREA**

Prepared By: **TAMMY GURR, Broker** Date Prepared: **05/31/2022**
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