



1462 COUNTY ROAD 8
Rideau Lakes Ontario K0E 1Y0
 Rideau Lakes 818 - Rideau Lakes (Bastard) Twp Leeds and Grenville
SPIS: No **Taxes:** \$1,814.61/2025 **DOM:** 0
 Detached **Front On:** S **Rms:** 11 + 0
Link: N **Acre:** 100+ **Bedrooms:** 4 + 0
 2-Storey **Washrooms:** 2
 1x3xMain, 1x3x2nd
Lot: 930.15 x 5779.24 Feet Irreg:
Dir/Cross St: County Road 8 / County Road 5
Directions: From Philipsville head east on County Road 8 to #1462

MLS#: X13484356 **PIN#:** 441180204

Possession Remarks: TBD

Legal: PT LT 10 CON 7 BASTARD (FIRSTLY DESCRIBED PARCEL) IN LR354578 TOWNSHIP OF RIDEAU LAKES

Kitchens: 1 + 0	Exterior: Vinyl Siding	Zoning: RU
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV: No
Basement: Unfinished	Drive: Private Double	Hydro: No
Fireplace/Stv: Y	Drive Park Spcs: 6	Gas: No
Heat: Forced Air / Propane	Tot Prk Spcs: 6	Phone: A
A/C: Window Unit	UFFI: None	Water: Well
Central Vac: No	Pool: None	Water Supply Type: Drilled Well
Apx Age:	Energy Cert:	Sewer: Septic
Apx Sqft: 2000-2500	Cert Level:	Spec Desig: Unknown
Lot Size Source: GeoWarehouse	GreenPIS:	Farm/Agr:
Roof: Metal	Prop Feat: Family Room, Fireplace/Stove, School Bus Route, Wooded/Treed	Waterfront: None
Foundation: Stone	Exterior Feat: Privacy, Porch, Year Round Living	Retirement:
Assessment:	Interior Feat: Carpet Free, Primary Bedroom - Main Floor, Storage, Sump Pump, Water Heater Owned	Under Contract: Propane Tank
POTL:	Security Feat: Smoke Detector	HST Applicable to: In Addition To
POTL Mo Fee:		Sale Price:
Elevator/Lift: No		Oth Struct: Barn, Garden Shed
Laundry Lev: Upper		Survey Type: None
Phys Hdcap-Eqp:		

Topography: Level, Wooded/Treed

Waterfront: None

Alternative Power: Unknown

Rural Services: Cell Services, Recycling Pickup, Electricity Connected, Garbage Pickup

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	15.42	x 6.89	Wood Floor		
2	Dining	Main	13.12	x 12.47	Wood Floor		
3	Prim Bdrm	Main	13.45	x 10.5	Wood Floor		
4	Kitchen	Main	13.78	x 9.19	Laminate		
5	Bathroom	Main	10.83	x 8.53	3 Pc Bath	Vinyl Floor	W/O To Yard
6	Living	Main	21.33	x 17.39	Laminate		
7	Loft	2nd	17.06	x 14.11	Wood Floor		
8	2nd Br	2nd	12.47	x 10.5	Wood Floor		
9	3rd Br	2nd	10.17	x 9.84	Wood Floor		
10	4th Br	2nd	12.47	x 10.17	Wood Floor		
11	Bathroom	2nd	10.5	x 9.84	3 Pc Bath	Wood Floor	Combined W/Laundry

Client Remks: Discover the perfect blend of farmland, natural beauty, and rural charm on this exceptional 103-acre property in lake country. Offering a diverse landscape of workable fields, pastureland, established orchard plantings, and mature woodlands, this property presents endless opportunities for farming, recreation, and country living. Approximately 35% of the acreage is cleared and suitable for cash crop production or pasture use, while the balance provides excellent wildlife habitat, privacy, and outdoor enjoyment. A seasonal creek meanders through the property enhancing its natural beauty and attracting abundant wildlife. Mature hardwoods toward the southern portion of the land with approximately 18 acres of maple trees, creating an ideal setting for maple syrup production. For nature enthusiasts, the property is a true forager's paradise, with opportunities to harvest morel mushrooms, fiddleheads, wild leeks, and other seasonal treasures. The established orchard includes a variety of fruit-bearing trees, including apples, mulberries, nectarines, and pears, providing both beauty and bounty throughout the seasons. An original barn equipped with power and water offers excellent storage, workshop, or agricultural potential and awaits your personal updates. The charming century home is filled with character and warmth. Inside, you'll find four spacious bedrooms plus a versatile loft area. The home features two full bathrooms, a cozy wood-burning stove, exposed beams, and beautiful wood flooring throughout. A welcoming wraparound porch, complete with a screened-in section, provides the perfect place to relax and enjoy peaceful country views. Whether you're seeking a productive farm, recreational retreat, hobby homestead, or private country estate, this remarkable property offers a rare opportunity to own a truly special piece of rural Ontario. Located on a school bus route in an ideal location close to Bellamys Lake and just 22 minutes south of Smiths Falls.

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Freezer, Window Coverings

Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE **Ph:** 613-273-9595