

PRICE
REDUCED

*Farm, Forest, Orchard, and
a Century Home; All in One.*

1462 County Road 8, Rideau Lakes, ON

103-acre country property with century home, original barn, established orchard, 18 acres of maple bush, and a seasonal creek in the heart of Rideau Lakes

Discover the perfect blend of productive farmland, natural beauty, and rural charm on this exceptional 103-acre property in lake country, fronting on the south side of County Road 8. 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 currently suitable for cash crop production and pasture use, while the balance provides excellent wildlife habitat, privacy, and outdoor enjoyment. Organic growing practices have been used and the sellers had a successful roadside stand.

X13484356

\$ \$725,000

4 Bedrooms

2 Bathrooms

103.18 Ac

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



www.gurreathomes.com

info@gurreathomes.com

(613) 273-9595



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Rideau Lakes, ON**

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103-acre country property with century home, original barn, established orchard, 18 acres of maple bush, and a seasonal creek in the heart of Rideau Lakes

- **103 Acres of Farmland and Forest in Rideau Lakes:** Discover the perfect blend of productive farmland, natural beauty, and rural charm on this exceptional 103-acre property in lake country, fronting on the south side of County Road 8. 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 currently suitable for cash crop production and pasture use, while the balance provides excellent wildlife habitat, privacy, and outdoor enjoyment. Organic growing practices have been used and the sellers had a successful roadside stand.
- **Natural Features and Wildlife:** 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 Orchard and Gardens:** The established orchard includes a variety of fruit-bearing trees, including apples, mulberries, nectarines, and pears, providing both beauty and bounty throughout the seasons.
- **The Barn:** An original barn equipped with power and water offers excellent storage, workshop, or agricultural potential and awaits your personal updates and restoration.
- **The Century Home:** The charming century home is filled with character and warmth. Inside, you'll find four spacious bedrooms plus a versatile loft area that serves perfectly as a bonus room, office, or guest space. 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.
- **A Remarkable Rural Opportunity:** Whether you're seeking a productive farm, recreational retreat, hobby homestead, or private country estate, this remarkable Rideau Lakes 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.

Directions

- From Philippsville head east on County Road 8 to #1462.

MORE INFORMATION

The Home

- Built circa 1860s, with a later addition
- Steel roof on the porch area, back half, and wood shed section (approximately 5 years old); original portion of the roof is unknown age
- Windows: approximately half are original wood-paned; the remaining half are newer replacements, likely from the 1990s
- Foundation: stone

Inclusions

- All appliances and light fixtures (fridge, stove, dishwasher, washer, dryer, freezer, window coverings)

Additional Notes

- A severance application to create an additional building lot on this property was previously submitted and received conditional approval. The sellers chose not to move forward at that time. A new owner may wish to explore this opportunity further.
- A portion of this property has been used for agricultural purposes. As such, HST may apply to part of the sale price. Prospective buyers are encouraged to consult with their accountant or legal advisor prior to submitting an offer.

Annual Operating Costs:

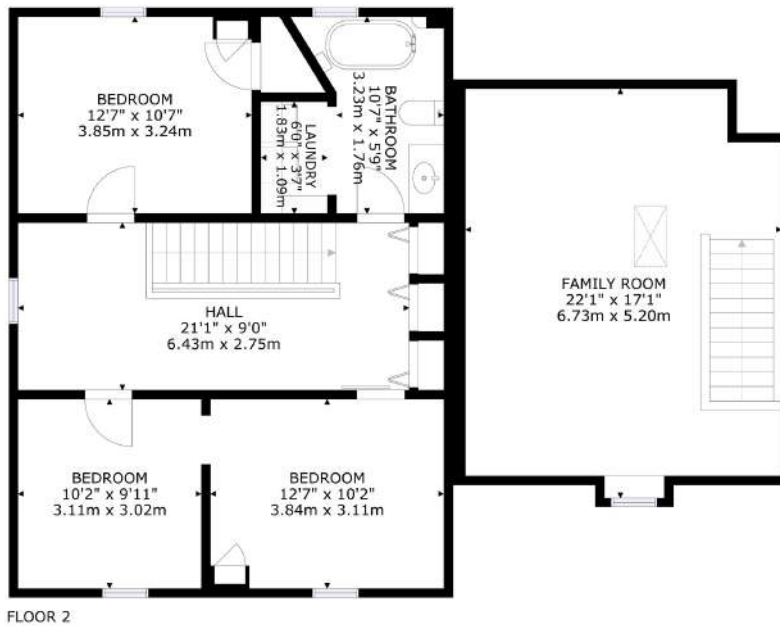
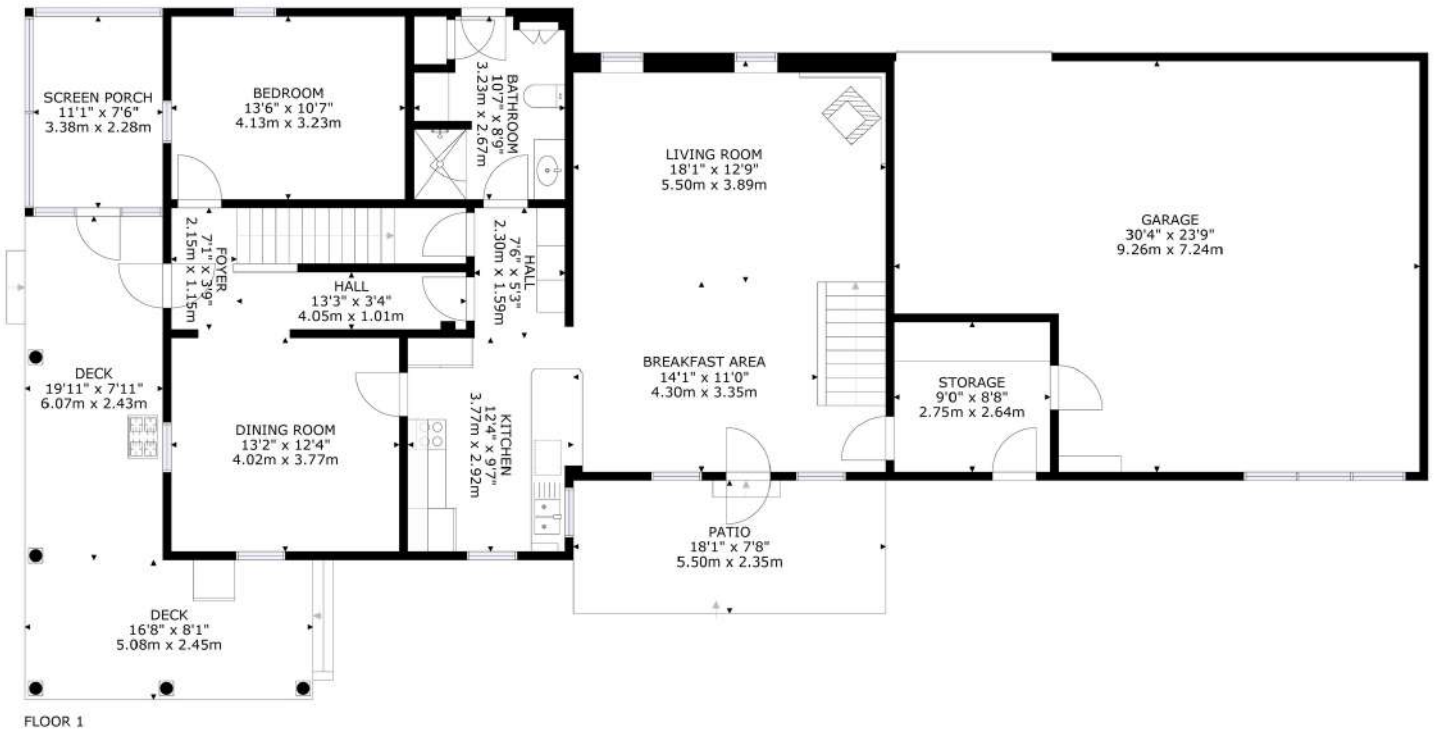
Property Taxes	Home Insurance	Hydro	Internet
\$1,814.61	\$5,445/year	~\$2,760/year	WTC Communications (available)



GALLERY



FLOOR PLAN



GROSS INTERNAL AREA

FLOOR 1: 1230 sq.ft, 114.27 m²; FLOOR 2: 1085 sq.ft, 100.76 m²

EXCLUDED AREA

SCREEN PORCH: 83 sq.ft, 7.68 m²; GARAGE: 634 sq.ft, 58.94 m²; PATIO: 139 sq.ft, 12.91 m²; DECK: 293 sq.ft, 27.17 m²

TOTAL: 2315 sq.ft, 215.03 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

AERIAL IMAGES



Inspection & Consulting

Michael Rousseau

**W.E.T.T. #390 Certified Master Technician/Master Sweep/
SITE Comprehensive Inspector**

419 Hartsgravel Rd., Elgin ON K0G 1E0 Tel: 613-928-1021

Email: michaelrousseau50@gmail.com

www.wett-inspector.ca

Re: WETT Inspection report

Location of inspection: 1462 County Rd 8, Delta, ON K0E 1G0

5 June 2021

To whom it may concern,

This is to confirm that I have inspected the wood stove and venting installation at the above-described residential property (1462 County Rd 8, Delta, ON K0E 1G0). The scope, purpose and process of a Level 1 Inspection are defined in the accompanying document provided by WETT INC.

All clearances and specifications of the ULC S627 approved Enviro model Kodiak 1700 FS wood stove meet or exceed those required by the Manufacturer's listed installation instructions as per the certification label affixed to the rear of the appliance. The stove is connected to an approved Factory Built chimney Standard S 629 with listed double wall flue pipe requiring 6" clearance. See photos and inspection checklist connected to this report for details of appliance and venting. The entire report comprises 3 PDF documents and 8 photographs. All 11 elements are required to the complete report.

There are no deficiencies that can be ascertained using Level 1 inspection criteria.

Any questions concerning this installation may be directed to me using the contact information in the letterhead.

Michael Rousseau
WETT #390

This report is the result of a general visual inspection to determine compliance with C.S.A. B365-17. This Level 1 inspection is non-destructive and does not include inaccessible places or attics. Any recommendations are based on apparent and obvious conditions found as of this date. The report is intended only as a record of this inspection and no warranty of safety or function is implied since deterioration and use are beyond my control.

WETT INSPECTION 2/6



WETT RECOMMENDED INSPECTION CHECKLIST

Requested by: [REDACTED]	Inspection location: ☒ Same as requested or:
Address: Location of inspection: 1462 County Rd 8 Delta, ON K0E 1G0	Address:
Email: [REDACTED]	Email:
Phone No.: [REDACTED]	Phone No.:
Inspector's name: Michael Rousseau	WETT No.: 390
Reason(s) for inspection: Condition of Sale	
Level of inspection requested: ☒ Level 1 ☐ Level 2 ☐ Level 3	
Date of request:	Date of inspection: 5 June 2010

Note: inspection results shown are what was present/noted at time of inspection.

This report documents findings at the time of the inspection. Compliance is referenced to currently published applicable codes and standards.

WETT INSPECTION 6/6



WETT RECOMMENDED INSPECTION CHECKLIST

WOOD STOVE AND FLUE PIPE

Certification Standard: ☒ ULC S627 ☒ EPA ☐ CSA B415 ☐ Uncertified ☐ Unknown

Listing Agency: ☐ ULC ☐ CSA ☐ WH/ETL ☒ OTL ☐ Other: _____

Make: Enviro **Model:** Kodiak 1700FS **Serial #:** 127462

Installation manual available: ☒ Yes ☐ No **Flue Collar Size:** 6"

Alcove approved: ☐ N/A ☒ Yes ☐ No ☐ UTI

Mobile home approved: ☐ N/A ☒ Yes ☐ No ☐ UTI

Installed by: Hearth products store brockville **Date:** _____ ☐ Unknown: 2006

Installed in: ☒ Residence ☐ Mobile Home ☐ Combustible Alcove
☐ Garage ☐ Other: _____

Appliance location: ☐ Basement ☒ Main Floor ☐ Other (specify): _____

Connected to: ☐ Masonry chimney ☐ Masonry chimney with stainless steel liner
☒ Factory-built chimney ☐ Other (specify): _____

Does the unit share a venting system with another appliance: ☐ Yes ☒ No

Inspection Results: Indicate inspection results for each component. Code compliance includes proper use of listed components. N/A = Not Applicable UTI = Unable To Inspect.

All non-compliance ratings should be considered for comment.

An inspection at any level can be expected to include some components marked UTI.

CLEARANCES	REQUIRED	ACTUAL(S)	CODE COMPLIANCE
1. Combustible side wall			☒ N/A ☐ Yes ☐ No ☐ UTI
2. Combustible rear wall			☒ N/A ☐ Yes ☐ No ☐ UTI
3. Combustible corner	8.5"	>9"	☐ N/A ☒ Yes ☐ No ☐ UTI
4. Top / ceiling	84"	>84"	☐ N/A ☒ Yes ☐ No ☐ UTI
5. Shielding rear			☒ N/A ☐ Yes ☐ No ☐ UTI
6. Shielding right side			☒ N/A ☐ Yes ☐ No ☐ UTI

WETT INSPECTION 5/6

Wood Stove and Flue Pipe - page 2

7. Shielding left side			☒ N/A ☐ Yes ☐ No ☐ UTI
8. Shielding corner			☒ N/A ☐ Yes ☐ No ☐ UTI
9. Ember pad / material	per B365	grouted brick	☐ N/A ☒ Yes ☐ No ☐ UTI
10. Ember pad / front	18"	20"	☐ N/A ☒ Yes ☐ No ☐ UTI
11. Ember pad / rear	8"	>8"	☐ N/A ☒ Yes ☐ No ☐ UTI
12. Ember pad / right side	8"	>8"	☐ N/A ☒ Yes ☐ No ☐ UTI
13. Ember pad / left side	8"	>8"	☐ N/A ☒ Yes ☐ No ☐ UTI
14. Ember pad / corner	18/8/8		☐ N/A ☒ Yes ☐ No ☐ UTI
15. Radiant heat protection / material			☒ N/A ☐ Yes ☐ No ☐ UTI
16.			
17.			
Flue Pipe Type: ☐ Single-wall ☐ Double-wall ☒ ULC S641 Diameter: 6"			
18. Clearances	6"	>15"	☐ N/A ☒ Yes ☐ No ☐ UTI
19. Total length	<20'	<5'	☐ N/A ☒ Yes ☐ No ☐ UTI
20. Elbows	180	0	☐ N/A ☒ Yes ☐ No ☐ UTI
21. Fastening	per B365	per B365	☐ N/A ☒ Yes ☐ No ☐ UTI
22. Allowance for expansion	telescopic	telescopic	☐ N/A ☒ Yes ☐ No ☐ UTI
23. Flue pipe orientation	condensate down	condensate down	☐ N/A ☒ Yes ☐ No ☐ UTI
24. Flue pipe slope			☐ N/A ☒ Yes ☐ No ☐ UTI
25. Material			☐ N/A ☒ Yes ☐ No ☐ UTI
26. Pipe shielding			☒ N/A ☐ Yes ☐ No ☐ UTI
27. Support			☒ N/A ☐ Yes ☐ No ☐ UTI
28.			
29.			
30.			
31. Connection to masonry chimney			☒ N/A ☐ Yes ☐ No ☐ UTI
32. Connection to factory-built chimney			☐ N/A ☒ Yes ☐ No ☐ UTI

Wood Stove and Flue Pipe - page 3

OTHER CONSIDERATIONS	COMMENTS
33. Outdoor air connection	not required
34. Carbon monoxide alarm	yes
35. Smoke alarm	yes

Additional information:

All clearances and specifications that can be ascertained using level 1 inspection criteria meet or exceed manufacturer's listed instructions.

There are no deficiencies that can be ascertained using "Level 1" inspection criteria.

Date: _____

File Reference #:



5 June 2021

WETT INSPECTION 4/6

File reference No.: _____

Photos taken: ☒ Yes ☐ No

This checklist contains 5 pages in total. This report contains 7 pages in total.

Comments and Observations:

All non-compliance ratings should be considered for comment.

Please attach additional page(s) for this section.

Customer Signature:

Inspector Signature:

Digital Signature: Michael Rousseau

Digitally signed by Michael
Rousseau
Date: 2021.06.06 17:27:49 -04'00'

Date:

Date:

WETT Recommended Inspection Checklist

INTERACTIVE LINKS

Virtual Tour



Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=Y6Bx2DbzAsc>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/4FaD2xE7I3A>

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/7La4J7k5QGxWBrGa8>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/1462CountyRoad8/>

MLS LISTING



1462 COUNTY ROAD 8 **List: \$725,000 For: Sale**

Rideau Lakes Ontario K0E 1Y0

Rideau Lakes 818 - Rideau Lakes (Bastard) Twp Leeds and Grenville

SPIS: No **Taxes:** \$1,814.61/2025

Detached

Link: N

2-Storey

Front On: S

Acre: 100+

Rms: 11 + 0

Bedrooms: 4 + 0

Washrooms: 2

1x3xMain, 1x3x2nd

Lot: 930.15 x 5779.24 FeetIrreg:

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
Fam Rm: Y
Basement: Unfinished
Fireplace/Stv: Y
Heat: Forced Air / Propane
A/C: Window Unit
Central Vac: No
Apx Age:
Apx Sqft: 2000-2500
Lot Size Source: GeoWarehouse
Roof: Metal
Foundation: Stone
Assessment:
POTL:
POTL Mo Fee:
Elevator/Lift: No
Laundry Lev: Upper
Phys Hdcap-Eqp:

Exterior: Vinyl Siding
Gar/Gar Spcs: None / 0
Drive: Private Double
Drive Park Spcs: 6
Tot Prk Spcs: 6
UFFI:
Pool: None
Energy Cert:
Cert Level:
GreenPIS:
Prop Feat: Family Room, Fireplace/Stove, School Bus Route, Wooded/Treed
Exterior Feat: Privacy, Porch, Year Round Living
Interior Feat: Carpet Free, Primary Bedroom - Main Floor, Storage, Sump Pump, Water Heater Owned
Security Feat: Smoke Detector

Zoning: RU
Cable TV: No
Hydro: No
Gas: No
Phone: A
Water: Well
Water Supply Type: Drilled Well
Sewer: Septic Unknown
Spec Desig:
Farm/Agr:
Waterfront: None
Retirement:
Under Contract: Propane Tank
HST Applicable to: In Addition To
Sale Price:
Oth Struct: Barn, Garden Shed
Survey Type: None

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	x6.89	Wood Floor		
2	Dining	Main	13.12	x12.47	Wood Floor		
3	Prim Bdrm	Main	13.45	x10.5	Wood Floor		
4	Kitchen	Main	13.78	x 9.19	Laminate		
5	Bathroom	Main	10.83	x8.53	3 Pc Bath	Vinyl Floor	W/O To Yard
6	Living	Main	21.33	x 17.39	Laminate		
7	Loft	2nd	17.06	x14.11	Wood Floor		
8	2nd Br	2nd	12.47	x10.5	Wood Floor		
9	3rd Br	2nd	10.17	x9.84	Wood Floor		
10	4th Br	2nd	12.47	x10.17	Wood Floor		
11	Bathroom	2nd	10.5	x9.84	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



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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