



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:** 76

List: \$725,000 For: Sale
Last Status: PC

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 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 Fam Rm: Y Basement: Unfinished Fireplace/Stv: Y Heat: Forced Air / Propane A/C: Window Unit Central Vac: No Apx Age: 100+ 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 Garage: No 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 Spec Desig: Unknown Farm/Agr: Waterfront: None Retirement: Under Contract: Propane Tank HST Applicable to Sale Price: In Addition To Oth Struct: Barn, Garden Shed Survey Type: None	

Topography: Level, Wooded/Treed	Alternative Power: Unknown
Waterfront: None	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 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. This older 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. This homestead could be brought back to its original state with some renovations. 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.

Prepared By: TAMMY GURR, Broker
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ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE
7 Spring St, Westport ON K0G1X0

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Freezer, Window Coverings
Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE Ph: 613-273-9595