

PRICE
REDUCED

*Luxury Without the Grid.
Privacy Without Compromise.*

488 Gull Creek Lane, Stone Mills, ON

A Fully Off-Grid Timber Frame Retreat on Sheffield Long Lake

Welcome to an extraordinary waterfront retreat overlooking the pristine waters of Sheffield Long Lake. Nestled in complete privacy and surrounded by nature, this remarkable timber frame residence offers the perfect blend of luxury, craftsmanship and self sufficient living. Designed to impress, the home features soaring cathedral ceilings and dramatic timber frame construction that create a breathtaking sense of space and warmth throughout. With 5 bedrooms and 2.5 bathrooms, there is ample room for family and guests. The gourmet kitchen has been thoughtfully designed for entertaining and everyday living. Expansive windows capture stunning western exposure, showcasing spectacular sunsets over the lake and filling the living spaces with natural light. The fully finished lower level offers additional living and recreation space, highlighted by beautiful stamped concrete flooring and a dedicated exercise room. Every detail has been considered to provide comfort, functionality and timeless appeal.

X13500580

\$ \$1,750,000

5 Bedrooms

3 Bathrooms

1.98 Acres

Sheffield
Long Lake

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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Stone Mills, ON**

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A Fully Off-Grid Timber Frame Retreat on Sheffield Long Lake

- **An Extraordinary Waterfront Retreat:** Welcome to an extraordinary waterfront retreat overlooking the pristine waters of Sheffield Long Lake. Nestled in complete privacy and surrounded by nature, this remarkable timber frame residence offers the perfect blend of luxury, craftsmanship and self sufficient living. Designed to impress, the home features soaring cathedral ceilings and dramatic timber frame construction that create a breathtaking sense of space and warmth throughout.
- **Spacious, Light-Filled Living:** With 5 bedrooms and 2.5 bathrooms, there is ample room for family and guests. The gourmet kitchen has been thoughtfully designed for entertaining and everyday living. Expansive windows capture stunning western exposure, showcasing spectacular sunsets over the lake and filling the living spaces with natural light. The fully finished lower level offers additional living and recreation space, highlighted by beautiful stamped concrete flooring and a dedicated exercise room. Every detail has been considered to provide comfort, functionality and timeless appeal.
- **Fully Off-Grid, Year-Round Living:** This unique property is fully off-grid, offering independence without compromise. Serviced by a drilled well, septic system, solar power and a propane generator backup system, the home delivers reliable year round living while embracing a sustainable lifestyle.
- **Waterfront Living at Its Finest:** Outside, the waterfrontage is ideal for swimming, boating, and fishing opportunities. A large dock extends into the lake, while a separate swim raft and charming gazebo create the perfect setting for summer enjoyment. The spacious deck offers multiple areas for entertaining, dining or simply relaxing while taking in the panoramic lake views. A metal roof, a bunkie for guests and complete privacy enhance the appeal of this rare offering. Whether you are seeking a year-round residence, family cottage, or luxury recreational property, this spectacular property delivers an unparalleled waterfront lifestyle in a breathtaking setting. Experience privacy, sunsets and the serenity of lakefront living at its finest.

Directions

- North of Tamworth on County Road 15 (Arden Road), left on Gull Creek Lane, follow to #488

ADDITIONAL HIGHLIGHTS

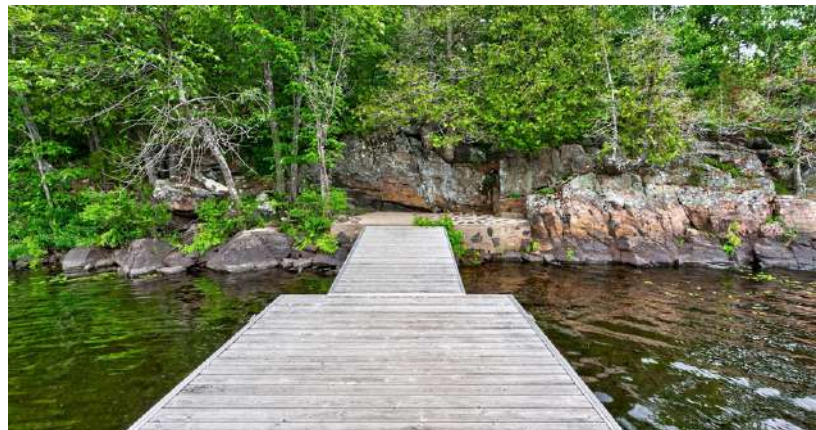
- Surrounded by Puzzle Lake Provincial Park and Mellon Lake Conservation Area
- Water approximately 9 feet deep off the dock
- Cast iron radiators on main floor
- In-floor radiant heat (propane on-demand) in lower level recreation room
- Five-piece main floor bathroom with lower sink
- 24,000 BTU solar air conditioner (2024)
- Pentair Pool Spa propane heater (2025)
- Annual pest control (Porter Pest Control)
- Generator serviced annually (2026 complete)
- Public boat launch also available on Sheffield Long Lake
- Survey and septic permit available from Stone Mills Township Planning Department

Off-Grid System Investment History

- 2019: 8x Outback 200NC 12V batteries, FM80 MPPT solar charge controller, Hub 10, 6x 265W solar panels and racking
- 2020: 2x Outback 3,600W 48V inverter/chargers, 4x Discover 6.6KW lithium batteries, generator transfer panel
- 2021: 2x additional Discover 6.6KW lithium batteries, battery combiner/splitter
- 2022: 8x Canadian Solar 445W bi-facial modules (3.56 kW), aluminum racking
- 2024: 24,000 BTU solar air conditioner (EG4, 240 VAC)
- 2025: Pentair Pool Spa propane heater, septic pumped (May 2025)
- 2026: Kitchen faucet replaced, generator serviced, pest control completed

Inclusions

Dishwasher, Fridge, Stove, Microwave, All ELF's, Washer, Dryer



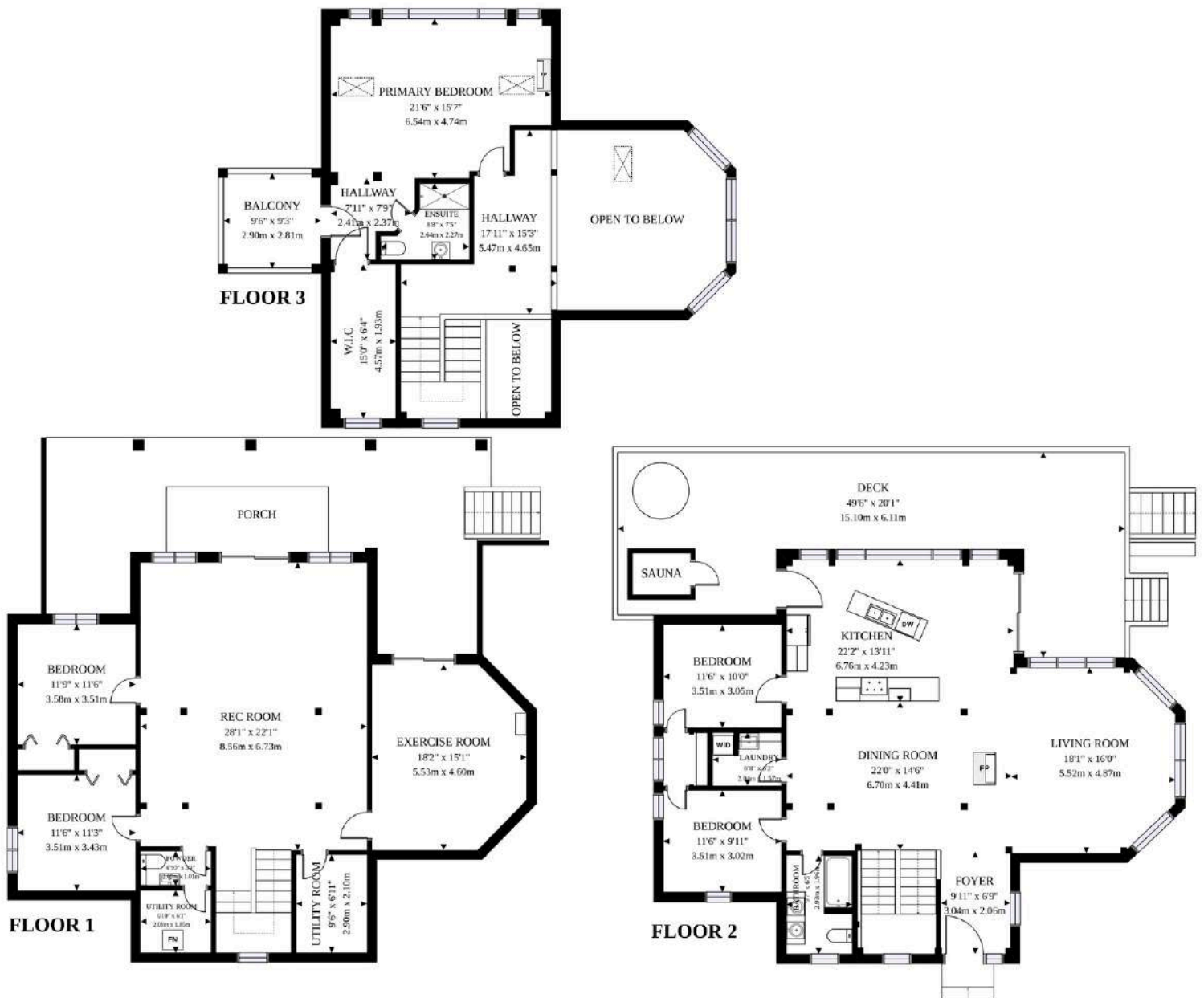
GALLERY

Utilities & Annual Costs (2025)

Taxes	Internet	Propane Delivery	Insurance	Road Fees
\$7,684.53	\$158.20/month	\$5,125.60	\$5,110.00	\$200.00



FLOORPLAN: TOTAL



GROSS INTERNAL AREA

FLOOR 1: 1418 sq.ft, 131.74 m²; FLOOR 2: 1431 sq.ft, 132.97 m²; FLOOR 3: 780 sq.ft, 72.42 m²

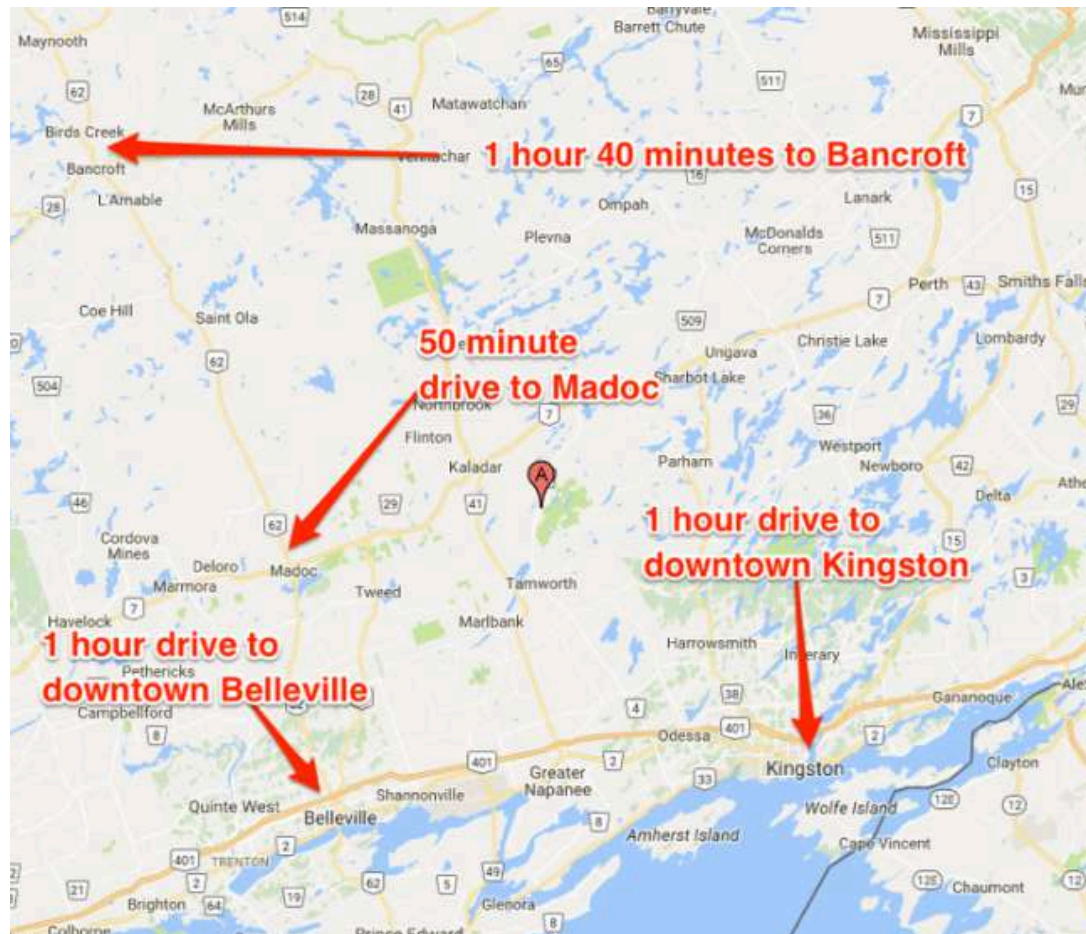
TOTAL: 3629 sq.ft, 337.14 m²

EXCLUDED AREA

PORCH: 621 sq.ft, 57.69 m²; DECK: 675 sq.ft, 62.69 m²; BALCONY: 87 sq.ft, 8.13 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

AERIAL IMAGES



WATER TEST

Public Health Ontario

Santé publique Ontario

Public Health Laboratory - Kingston

181 Barrie St
Kingston, ON K7L 3K2

Bacteriological Analysis of Drinking Water for Private Citizen, Single Household Only

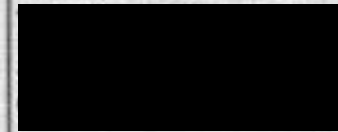
Pick Up

Analyse bactériologique de l'eau potable - Particuliers, Ménages unifamiliaux seulement

Submitter's Name and Mailing Address /

Nom et adresse postale de l'auteur de la demande d'analyse

Mr. James, 100 Maple / M. James, 100 Maple



Location of Water Source /

Emplacement de la source d'eau

Mr. Suburban / M. Suburbain

Emergency Contact / 2118

Street Address / Adresse du logement

2458 CTY ROAD 15

SHEFFIELD LAKE, STONE MILLS ON

County / Comté LENNOX AND ADDINGTON

Postcode / Code postal 2243

Specimen details / Détails sur l'échantillon:

Barcode / Code à barres: 909684767

Phone # / # tél: 613 640 2838

Date/Time Collected / Date/heure du prélèvement: 2017-10-13 13:30:00

Date/Time Received / Date/heure Reçu le: 2017-10-13 16:23:00

Specimen Note / Note sur l'échantillon:

This specimen was received in good condition unless otherwise stated. À moins d'avis contraire, l'échantillon était en bonne condition au moment de la réception.

Purification system used (e.g. UV, filtration, etc.) /
Système d'épuration utilisé (p. ex. rayons UV, filtration, etc.)

No / Non

Authorized by (Position) / Autorisé par (Position)

Dr. Vanessa Gray Allan (Chief, Medical Microbiology)

Test results / Résultats d'analyse:

Total Coliform per 100 mL / Coliformes totaux par 100 mL

0

E. coli per/par 100 mL

0

Interpretation / Interprétation:

NO SIGNIFICANT EVIDENCE OF BACTERIAL CONTAMINATION (Total Coliform ≤5, E. coli = 0) /

AUCUNE PREUVE DE CONTAMINATION BACTÉRIENNE SIGNIFICATIVE (Coliformes totaux ≤5, E. coli = 0)

The presence of coliforms may be indicative of a contaminated water supply. Given the vulnerability of well water to external influences, it is important to test water frequently. / La présence de coliformes peut être révélatrice d'une source d'eau polluée. L'eau des puits étant susceptible d'être dégradée par des facteurs externes, il est important de la faire analyser fréquemment.

Date of Analysis / Date de l'analyse: 2017-10-13

Date Recd / Analyse effectuée le: 2017-10-14

Please Note / Prière de noter ce qui suit:

These results relate only to the sample tested. / Les résultats ci-dessus se rapportent seulement à cet échantillon d'eau analysé.

Note: This water sample was only tested for the presence of both Total Coliforms and E. coli (ISO/IEC 17025 accredited tests) bacterial indicators of contamination by Microbials Filtration. The sample was not tested for other contaminants, including chemical contaminants, and therefore may be unsafe to drink even when there is no significant evidence of bacterial contamination. Contact your local public health unit for information on testing for other contaminants. / Remarque: Cet échantillon d'eau n'a été analysé que pour détecter (par un laboratoire accrédité conformément à la norme ISO/IEC 17025) la présence des coliformes totaux et des bactéries coliformes, indicateurs de contamination par filtration sur membrane. L'échantillon n'a pas été testé pour d'autres contaminants, y compris les contaminants chimiques et, par conséquent, l'eau peut être impropre à la consommation même lorsqu'il n'y a aucune preuve significative de contamination bactérienne. Veuillez communiquer avec le bureau de santé publique de votre localité pour vous renseigner au sujet de l'analyse visant à détecter la présence d'autres contaminants.

If the reported client information does not match the information you supplied on the form please contact the PHO Customer Service Centre. Telephone: 1-877-604-4567 or 416-235-5556 or e-mail: customerservicecentre@pho.on.ca. For operating hours see our website www.publichealthontario.ca/fr. / Si les informations sur le client indiquées ne correspondent pas aux informations que vous avez fournies sur le formulaire, veuillez communiquer avec le Service à la clientèle de SPO par téléphone au 1-877-604-4567 ou 416-235-5556, ou par courriel au: customerservicecentre@pho.on.ca. Pour connaître les heures d'ouverture, veuillez consulter notre site Web à www.publichealthontario.ca/fr.

End of report / Fin du rapport

*All time values are EST/EDT/Toutes les heures sont exprimées en HNE ou en HAE.

Print Date / Date d'impression: 2017-10-24

Date Reported / Date du rapport: 2017-10-24 13:18:15

Page 1 of 1

LIMS Report #: 26843746

X_SingleSampleOPHL_WATPHVATE.rpt



SEPTIC PUMP-OUT

Storring Septic Service Limited
 501 County Rd 15
 Tamworth, ON K0K 3G0
 613-379-2192
 storringseptic@hotmail.com

Invoice

Date	Invoice #
2025-05-01	47541

Invoice To
Sheffield Rock Lodge 488 Gull Creek Lane

Accepted Method of Payment
Cash - Cheque - Visa - MC Email Money transfers to storringseptic@hotmail.com

P.O. No.	Terms	Rep	Ship	Via	F.O.B.	Project
			2025-05-01			
Quantity	Item	Des c ript ion			Serviced	Amount
800	<i>Septic Tank Pump Chamber</i>	<i>High water levels - Filter plugged - outlet pipe plugged between tank and pump chamber - Suction in inlet, suction on outlet - should be clear now</i>				<i>216.81 0.00</i>
Sales Tax Summary						
<i>HST (ON)@13.0%</i>					<i>28.19</i>	
<i>Total Tax</i>					<i>28.19</i>	
Total					\$245.00	

GST/HST No. 848756078

INTERACTIVE LINKS

Virtual Tour



Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=jpgENnGi9zb>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/SvmtG3HPe5U>

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/rVrL6oyjU7QuiArbA>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/488GullCreekLane/>

MLS LISTING

	488 Gull Creek Lane Stone Mills Ontario K0K 3G0 Stone Mills 63 - Stone Mills Lennox & Addington SPIS: No Taxes: \$7,684.53/2025		List: \$1,750,000 For: Sale																																																																																																						
	Detached Link: N 2-Storey	Front On: W Acre: .50-1.99	Rms: 16 Bedrooms: 5 Washrooms: 3 1x5xMain, 1x3x2nd, 1x2xLower																																																																																																						
	Lot: 378 x 183 Feet Irreg: Dir/Cross St: Gull Creek Lane / Arden Road Directions: North of Tamworth on County Road 15 (Arden Road), left on Gull Creek Lane, follow to #488																																																																																																								
MLS#: X13500580 PIN#: 450480111 Possession Remarks: TBD Legal: LT 13 PL 1188; STONE MILLS																																																																																																									
Kitchens: 1 Fam Rm: N Basement: Full / W/O / Finished Fireplace/Stv: Y Heat: Radiant / Propane, Wood A/C: Wall Unit Central Vac: No Apx Age: 16-30 Apx Sqft: 2000-2500 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Metal, Shingles Foundation: Insulated Concrete Form, Poured Concrete Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:	Exterior: Wood 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: Fireplace/Stove, Lake Access, River/Stream, Waterfront, Waterfront, Wooded/Treed Exterior Feat: Deck, Fishing, Hot Tub, Landscaped, Privacy, Porch Enclosed, Security Gate, Year Round Living Interior Feat: Brick & Beam, Carpet Free, A/C, ERV/HRV, Generator - Full, Guest Accommodations, On Demand Water Heater, Water Heater Owned, Water Softener Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: RLS Cable TV: No Hydro: No Gas: No Phone: A Water: Well Water Supply Type: Drilled Well Sewer: Septic Spec Desig: Unknown Farm/Agr: Direct Waterfront: Retirement: Under Contract: Propane Tank HST Applicable to Included In Sale Price: Oth Struct: Aux Residences, Garden Shed, Gazebo, Out Buildings, Sauna, Shed Survey Type: Unknown																																																																																																							
Water Body Name: Sheffield Long Lake Water Body Type: Lake Water Frontage (M): 378 Topography: Hilly, Rocky, Wooded/Treed Water Features: Dock, Stairs to Waterfront Access to Property: Year Round Private Road Docking Type: Private Water View: Direct WaterfrontYN: Yes Waterfront: Direct Shoreline: Clean, Deep, Rocky Shoreline Allowance: None Shoreline Exp: W Alternative Power: Generator-Wired, Solar Power Easements/Restrict: Unknown Rural Services: Cell Services, Internet Other Waterfront Accessory Bldgs: Not Applicable Water Delivery Features: Uv System																																																																																																									
<table border="1"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Length (ft)</th> <th>Width (ft)</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Foyer</td> <td>Main</td> <td>10.17</td> <td>x 6.89</td> <td>Stone Floor</td> </tr> <tr> <td>2</td> <td>Living</td> <td>Main</td> <td>19.69</td> <td>x 18.04</td> <td>Hardwood Floor</td> </tr> <tr> <td>3</td> <td>Dining</td> <td>Main</td> <td>17.06</td> <td>x 13.78</td> <td>Hardwood Floor</td> </tr> <tr> <td>4</td> <td>Kitchen</td> <td>Main</td> <td>21.98</td> <td>x 14.44</td> <td>Hardwood Floor</td> </tr> <tr> <td>5</td> <td>2nd Br</td> <td>Main</td> <td>11.48</td> <td>x 9.84</td> <td>Cork Floor</td> </tr> <tr> <td>6</td> <td>3rd Br</td> <td>Main</td> <td>11.48</td> <td>x 9.84</td> <td>Cork Floor</td> </tr> <tr> <td>7</td> <td>Bathroom</td> <td>Main</td> <td>9.51</td> <td>x 6.56</td> <td>5 Pc Bath</td> </tr> <tr> <td>8</td> <td>Prim Bdrm</td> <td>2nd</td> <td>21.33</td> <td>x 15.09</td> <td>Hardwood Floor</td> </tr> <tr> <td>9</td> <td>Bathroom</td> <td>2nd</td> <td>9.84</td> <td>x 7.55</td> <td>3 Pc Ensuite</td> </tr> <tr> <td>10</td> <td>Study</td> <td>2nd</td> <td>14.11</td> <td>x 5.58</td> <td>Hardwood Floor</td> </tr> <tr> <td>11</td> <td>Rec</td> <td>Lower</td> <td>27.89</td> <td>x 21.98</td> <td>Concrete Floor</td> </tr> <tr> <td>12</td> <td>Exercise</td> <td>Lower</td> <td>18.04</td> <td>x 15.09</td> <td>Vinyl Floor</td> </tr> <tr> <td>13</td> <td>Bathroom</td> <td>Lower</td> <td>6.56</td> <td>x 3.28</td> <td>2 Pc Bath</td> </tr> <tr> <td>14</td> <td>4th Br</td> <td>Lower</td> <td>11.48</td> <td>x 11.15</td> <td>Concrete Floor</td> </tr> <tr> <td>15</td> <td>5th Br</td> <td>Lower</td> <td>11.81</td> <td>x 11.48</td> <td>Concrete Floor</td> </tr> <tr> <td>16</td> <td>Laundry</td> <td>Main</td> <td>6.89</td> <td>x 5.25</td> <td>Cork Floor</td> </tr> </tbody> </table>	#	Room	Level	Length (ft)	Width (ft)	Description	1	Foyer	Main	10.17	x 6.89	Stone Floor	2	Living	Main	19.69	x 18.04	Hardwood Floor	3	Dining	Main	17.06	x 13.78	Hardwood Floor	4	Kitchen	Main	21.98	x 14.44	Hardwood Floor	5	2nd Br	Main	11.48	x 9.84	Cork Floor	6	3rd Br	Main	11.48	x 9.84	Cork Floor	7	Bathroom	Main	9.51	x 6.56	5 Pc Bath	8	Prim Bdrm	2nd	21.33	x 15.09	Hardwood Floor	9	Bathroom	2nd	9.84	x 7.55	3 Pc Ensuite	10	Study	2nd	14.11	x 5.58	Hardwood Floor	11	Rec	Lower	27.89	x 21.98	Concrete Floor	12	Exercise	Lower	18.04	x 15.09	Vinyl Floor	13	Bathroom	Lower	6.56	x 3.28	2 Pc Bath	14	4th Br	Lower	11.48	x 11.15	Concrete Floor	15	5th Br	Lower	11.81	x 11.48	Concrete Floor	16	Laundry	Main	6.89	x 5.25	Cork Floor	Client Remks: Welcome to an extraordinary waterfront retreat overlooking the pristine waters of Sheffield Long Lake. Nestled in complete privacy and surrounded by nature, this remarkable timber frame residence offers the perfect blend of luxury, craftsmanship and self-sufficient living. Designed to impress, the home features soaring cathedral ceilings and dramatic timber frame construction that create a breathtaking sense of space and warmth throughout. With 5 bedrooms and 2.5 bathrooms, there is ample room for family and guests. The gourmet kitchen has been thoughtfully designed for entertaining and everyday living. Expansive windows capture stunning western exposure, showcasing spectacular sunsets over the lake and filling the living spaces with natural light. The fully finished lower level offers additional living and recreation space, highlighted by beautiful stamped concrete flooring and a dedicated exercise room. Every detail has been considered to provide comfort, functionality and timeless appeal. This unique property is fully off-grid, offering independence without compromise. Serviced by a drilled well, septic system, solar power and a propane generator backup system, the home delivers reliable year-round living while embracing a sustainable lifestyle. Outside, the waterfrontage is ideal for swimming, boating, and fishing opportunities. A large dock extends into the lake, while a separate swim raft and charming gazebo create the perfect setting for summer enjoyment. The spacious deck offers multiple areas for entertaining, dining or simply relaxing while taking in the panoramic lake views. A metal roof, a bunkie for guests and complete privacy enhance the appeal of this rare offering. Whether you are seeking a year-round residence, family cottage, or luxury recreational property, this spectacular property delivers an unparalleled waterfront lifestyle in a breathtaking setting. Experience privacy, sunsets and the serenity of lakefront living at its finest. Inclusions: Dishwasher, Fridge, Stove, microwave. All ELF's. Washer, Dryer. Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE Ph: 613-273-9595		
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Questions? Contact us:

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