

Property Information

Welcome to this charming 70-acre farm, nestled in a picturesque and serene countryside setting. This expansive property offers a unique opportunity to embrace rural living at its finest, with plenty of space for agriculture or simply enjoying the beauty of nature. The property's larger barn is every hobby farmers' dream, with cement floors and ample room. The second smaller barn could be used for additional storage to keep the home clutter free.

The heart of the property is a well-maintained 3-bedroom, 1-bath home, which exudes warmth and comfort. Lovingly cared for over the years, this home features a cozy living area, a spacious kitchen perfect for family meals, and three bedrooms, all filled with natural light. A porch area at the front of the house is a perfect spot to enjoy your morning coffee and enjoy your surroundings.

The property's location in a beautiful area ensures stunning views, peaceful surroundings, and the tranquility that comes with country living while still offering the convenience of being a short drive to shopping and amenities.

With its rich history of care and maintenance, this farm is more than just a property—it's a place to create lasting memories and enjoy the simple pleasures of life. Don't miss the chance to make this idyllic farm your own.

Property Details

ADDRESS: 735 County Rd 2, Leeds and Thousand Islands, Ontario K0E 1L0

TYPE: Single Family Residential

LEGAL DESCRIPTION: PT LT 9 CON 1 LANSDOWNE AS IN LR268034; LEEDS/THOUSAND ISLANDS

SQ. FT:	1456 (728 First Floor, 728 Second Floor, 728 Basement) (MPAC)
BEDROOMS:	3 Bedrooms (all upstairs)
BATHS:	1 Four Piece Bathroom
LAUNDRY:	Washer
BASEMENT:	Cellar
AGE:	114 Years (1910) (MPAC)
ELECTRICAL:	Electrical (Upgrade 2019)
ROOF:	Metal
FOUNDATION:	Block, Stone
FLOORS:	Laminate, Vinyl, Carpet, Hardwood
CEILINGS:	Drywall, Tile
WINDOWS:	Vinyl, Metal
EXTERIOR:	Siding
INTERIOR:	Drywall, Wood, Wallpaper
PARKING:	Private Driveway
GARAGE:	Attached Two Car Garage
LOT SIZE:	798.98 ft x 4407.01 ft (Geowarehouse)
ZONING:	AG

TAXES:	1,513.76 (2024)
ROLL #:	081281203001600
PIN #:	442990296
HIGH SPEED INTERNET:	Available
HEATING:	Forced Air, Oil (2021)
COOLING:	None
RENTALS:	None
WATER:	Well
WASTE:	Septic
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Single Family Detached
INCLUSIONS:	Fridge, Stove, Washer
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate
BARNs:	2 Barns (Close to House)

NOTE: approximately 40 acres of land are rented to Mike Steacy for zero dollars. Buyer agrees to allow Mike Steacy or his delegates access over/through the property to service the crops and harvest the crops during the 2024 season.

NOTE: The Buyer understands and agrees that the secondary dug well located at the far east corner of the property is not servicing the main residence and is instead servicing the neighboring property. It has been understood and agreed upon that this well will continue to service the neighboring property indefinitely even though it is located on the subject property. The Buyer agrees to continue this agreement. See supporting historical documentation.

NOTE: The Buyer understands that not all chattels and items that were present at the time of viewing the property will remain with the property but all fixtures and fittings will remain and agrees to take possession of any chattels or anything left in, on or around the property on closing.

Visit Website:

- Full Home, Septic and WELL Inspection Report
- Asbestos Test Results
- Full Zoning Provisions
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- Schedule B
- Floor Plans
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