

*302 Innisville Water Street/200 Water Street,
Innisville, Ontario*

*Legal Description (House): Lt 2 Pl 1218 Lanark S Drummond;
Drummond N Elmsley*
*Legal Description (Lot): Lt 4-5 Pl 1218 Lanark S Drummond
Except Pt 3, 27R148 & Pt 8, 27R94
Township of Drummond/North Elmsley*
Lot Size House: 104.94 Ft Frontage x 115.04 Ft Depth
Lot Size (Water Front): 285.00 Ft x Irregular on Mississippi River
*Municipally Serviced Rd: Gravel Roadway/Severs Waterfront Lot
Garbage/Blue Box Pick Up & Snowplowing*
Assessment Roll # (House): 091991902549000
Assessment Roll # (Lot): 091991902549400
Property Taxes: \$2,355/2018
Zoning: Residential
Age: Circa 1835/Addition 1978/Approx.
Renovation: October 2011-2018 (Approx.)
*Heat: Forced Air Propane/2012 Approx.
Electric Wall Units*
Cost Heat/Hydro: Unavailable
*Service: 200 Amp Service/Basement To Be
Re-Wired/Patterson Electric/Oct 2018*
Satellite/Hi-Speed: Storm/Several Providers In Area
Well: Drilled Well/Approx. 85 Ft Depth
Location: Rear Yard /Requires Replacement
*Septic: Steel Septic Tanks/Age Unknown
Septic Pumped/2011
Requires Replacement/Conventional
System/15K Approx. /McLellan Septic*
Location: Rear Yard
Style: 1 ½ Storey
*Foundation: Stone Foundation/Original House
Concrete Slab/Addition*
Exterior: Stone/Stucco
*Survey: Land Survey Available/July, 1969/
Updated by George Bracken, 1991*
Price: \$385,000 Newly Priced \$365,000

Features

Circa 1835 Heritage Stone 1 1/2 Storey Home, Panoramic Waterfront Views, 285 Ft Of Mississippi River Frontage Across The Road Included In Sale, 11 Miles Via Water To Docking Facilities In Carleton Place Which Connects To Mississippi Lake. Large Rear Yard, Detached Shed/Interior Partially Updated, Handsome Metal Roof/\$30K, Most Main Level Windows Replaced, Freshly Painted/\$1000/2018, Stunning Original Stone Fireplace (Not WETT Certified) Many Original Interior Appointments Throughout Both Levels, Exposed Beams, Yesteryear Windows, Wide, Deep Window Wells, Newly Designed & Constructed Country Kitchen, Original Staircase, Newly Installed Hardwood Flooring On Main Level, Newly Installed Laundry/3-PC Bath On Main Level, Charming, Fresh Décor, Glistening Waterfront, Ideal Location For Sunbathing, Canoeing And Fishing! Conveniently Located 10 Minutes To Carleton Place And 15 Minutes To Heritage Perth. Enjoy The Friendly, Well-Stocked General Store/LCBO/Gas Station Plus 'Law & Orders' Restaurant & Take-Out Within Minutes Of Home.

Main Level:

<i>Foyer:</i>	<i>18.00 x 6.00</i>	<i>Living Room:</i>	<i>22.06 x 12.07</i>
<i>Games Room:</i>	<i>22.06 x 14.00</i>	<i>Kitchen:</i>	<i>21.08 x 10.02</i>
<i>Hallway:</i>	<i>12.08 x 5.06</i>	<i>4-PC Bath:</i>	<i>6.02 x 5.07</i>
<i>3-PC Bath/Laundry:</i>	<i>15.03 x 9.00</i>		

Second Level:

<i>Master Bdrm:</i>	<i>12.08 x 12.03</i>	<i>Sitting Room:</i>	<i>12.03 x 9.00</i>
<i>Bedroom #2:</i>	<i>11.04 x 10.00</i>	<i>Bedroom #3:</i>	<i>11.09 x 11.04</i>
<i>Sitting Area:</i>	<i>7.03 x 7.00</i>	<i>Bonus Nook:</i>	<i>7.03 x 7.00</i>

Inclusions: Being Sold "As Is", No Warranties. Stainless Steel Double Door Frigidaire Fridge, Stainless Steel 5-Burner Samsung Stove, Stainless Steel Hood Fan, Stainless Steel Kitchen Aid Dishwasher, Stainless Steel Sylvania Microwave, Stainless Steel LG Washer, Stainless Steel LG Dryer, Shed, Window Air

Inclusions Con'd: Conditioner, Culligan Water Treatment in Kitchen, Sump Pump, Gas HWT

Exclusions: All Staging Materials, All Furnishings/Antiques

Rental: 2 Superior Propane Tanks/2018/\$75.00 Yearly

*Mailing Address: 302 Innisville Water Street,
Innisville, ON K7C 4K9*

Directions: From Ottawa, Hwy #417, Exit Hwy #7 (Carleton Place/Toronto), Left onto Innisville North, Innisville North turns Left and becomes Innisville Water Street, Subject Property on Right, Pin #302

Welcome to...

*302 Innisville Water Street &
200 Water Street on Mississippi River*

Steeped In Old World Charm, This Century 1 ½ Storey Stone Home Exudes Country Charm And Brilliantly Recalls To Memory The Image Of Days Gone By. Nestled On A Non-Thru Roadway Boasting Panoramic Views Of The Meandering, Navigable, Mississippi River. A Truly Unique Property Boasting 285 Ft. Of Sparkling Water Frontage, Approximately 11 Miles (Via Water) To Public Docking Facilities In The Town Of Carleton Place. A Narrow, Municipally Serviced, Gravel Roadway Between The Stunning Stone Home And The Incredibly Rare Expanse Of Glistening Mississippi Waterfront Is Simply Breathtaking. Towering Trees, Boasting Riotous Fall Colors, Frame This Currier & Ives "Storybook Setting", Definitely A One Of A Kind Retreat At This Price. This Circa 1835 Georgian Style Architecture Was Constructed From A Mixture Of Indigenous Materials, Both River & Field Stone, Most Likely From The Surrounding Area. This Yesteryear Home Presents A Decidedly More Whimsical Appearance From The Moment You Arrive. The Distinctive Arched Stone Over The Front Entrance, A Stunning, Black Beveled Glass Door Boasting Sidelights & A Handsome Yesteryear Metal Roof (30K) Welcome You To This Unique Property.

Exposed Beams, Interior Stone Walls, Original Staircase & Large Windows Boasting Wide, Deep Window Wells Combine To Conserve The Old World Ambiance. Hardwood Floors, Fabulous Custom Country Kitchen, Gas Cook Stove, Amazing Main Floor 3-Piece Bath/Laundry And A Fresh Décor Creates A Stunning "One Of A Kind Home". The Exciting Second Level Requires Refinishing Of The Original Wide Pine Flooring To Its Original Luster. A Quaint Sitting Area, Nestled In The

Hallway Under A Heritage Style Arched Window, Boasts A Stained Glass Insert & Yesteryear Window Well. The Stunning Architecture In This Captivating Home Awaits Your Creative Flair & Wonderful Antique Furnishings. Move In And Begin Creating Special Memories That Will Last For Generations To Come...

The Owner Had A Deep Sense Of Pride & Privilege In Owning Such A Unique Piece Of Ontario History.

Recent Upgrades

- 1) *Patterson Electric Ltd. /Oct 12, 2018/\$2026.00;*
 - a) *Re-Wire Basement Complete With Up To 10 Outlets*
 - b) *Install Circuit Receptacles on Sump Pump & Water Softener*
 - c) *Install Wiring & Connect the Furnace*
 - d) *Supply & Install 4" Pigtail Lamp Holders Complete With Lamps*
 - e) *Clean Up Wiring on Breaker Panel*
 - f) *ESA Certificate*

- 2) *Patterson Electric Ltd./Oct. 31st, 2018/\$96.05;*
 - a) *Service Call For Electric Heaters*

- 3) *Comfort Pro/Oct. 24th, 2018/\$315.27;*
 - a) *Service Call And Diagnostics*
 - b) *Supply And Installed New Wiring For Thermostat*

- 4) *Comfort Pro/Nov. 1st, 2018/\$459.91*
 - a) *Supply And Install New Temperature And Pressure Relief Valve On Hot Water Tank*
 - b) *Bond Gas Line on Floor*
 - c) *Labour Required To Repair Gas Leaking At Fitting For Range Gas Line*

- 5) *Tyler King Painting/Sept. 24th, 2018/\$1090.00*

- 6) *Woodworking/Painting/Oct. 8th, 2018/\$476.14*

*Thank You for Viewing This Property... Please Come Back To Stay!
View Interior Photos of This Home on My Web Site:
www.barbaracouch.com*

The Above Information Is Believed To Be Accurate But Is Not Warranted.