

FOR SALE DOM: 2

351 Moulton Farm LN

Residential | Detached | Freehold

List Date: 5/10/2019

Leeds K0G 1X0

\$1,175,000 (LP)

Sold Date:

K19002943

(SP)



2 Storey

BEDS UP	BEDS DOWN	BATHS FULL	BATHS HALF	APPROX Sq.Ft.	AGE Yrs
3	1	2	1		24

Age Range: 21-30 Years
 SqFt Range:
 Lot Size: 1,487.30 x
 Property Size: 3.0 - 9.99 Acres 7.20

Garage	No
Waterfront	Yes

District: **Out of Area**
 Sub-District: **01 - Rideau-St. Lawrence**
 Zoning: **Residential**
 PIN: **441060073**
 Taxes: **\$5,550.37 (2018)**
 Possession: **TBA**
 Access: **Private**
 Rentals: **None**

Legal Desc: See Realtor Remarks

Directions: Perth Road to Creek Crossing Lane, right on Moulton Farm Lane. Follow to #351. Watch for sign.



Loon Lake

WF (ft): 1,487.30 WF Exp: North East

WF Features: **Boathouse, Dock, Dock-Floating, Stairs to WF**

Shoreline: **Rocky, Clean, Deep**

Ext Finish: **Log**
 Roof: **Cedar**
 Foundation **Poured Concrete**

Water	Sewer	Amps
Drilled Well	Septic	200

Basement	Basement Finish
Full Basement	Fully Finished
Heating Fuel	Heating Type
Electric	Forced Air
FP: Wood	HW Heat: Electric

Driveway:
 D/W Details: **Gravel**
 Prkg Spaces: **4**
 Garage Features:

Int Features: **Built-In Appliances, Ceilings-greater than 8', Central Vacuum, Ensuite, Jetted Tub, Skylight**

Ext Features: **Balcony, Deck, Porch, Screened Porch, Storage Shed**

Services: **Garbage Pickup, High Speed Internet, Hydro, Telephone, Cell Service, Recycling Pickup**

Site Infr: **Hilltop, Scenic View, Water View**

Prkg Spc #	# of Prkg	Ownership	Locker #	Condo Fee:	Assessment ? :
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Condo Fees Incl: Condo Elements:

Chattels Included refrigerator x 2

Central Vacuum, Dishwasher, Dock, Dryer, Light Fixture(s), Microwave, Smoke Detector, Storage Shed, Stove, Washer, Whirlpool Tub, Window Coverings

Fixtures Excluded Swag lamp in kitchen, personal items

Public Remarks Impressive and beautiful log home located on a peninsula with over 7 acres of land and over 1400 ft of shoreline. This handcrafted Scandinavian scribe log home is perched on a hill with amazing views in every direction over Loon Lake. From the moment you reach the crest of the hill you will be immersed in rugged beauty and a true Canadian Shield property. This fortress of a home has an open-concept floor plan from the grand foyer with a 2-piece bathroom, kitchen, dining and living area with a floor to ceiling stone fireplace. Hidden behind the stone fireplace is the main floor master bedroom with huge Ensuite bathroom with whirlpool tub. From this level you can access over 80 feet of screened in porch for a bug-free enjoyment and amazing views down over the private waterfront. The winding log staircase leads to the upper area that is open to below and features two large bedroom areas and a full bath with whirlpool tub. Each bedroom area has a rooftop balcony for relaxation and even further elevated views. The lower level of the home is completely finished with a large rec. room with full bathroom and bedroom with access to its own large screened-in porch area. One side of the peninsula has beautiful waterfront with a large dock and the other side features a floating 2-slip boat house in the bay. Begin your Rideau system journey from this boat house and enjoy all the canal system has to offer!

ROOM	LEVEL	SIZE	FLOORING	ROOM	LEVEL	SIZE	FLOORING	ROOM	LEVEL	SIZE	FLOORING
KITCH	MFLR	13'3 x 18'1	Softwood	4PCE	MFLR	13'1 x 12'2	Softwood	CLDRM	BLVL	2'7 x 14'	Cement
DINRM	MFLR	11'11 x 11'5	Softwood	2PCB	MFLR	2'5 x 6'9	Softwood	BDRM	BLVL	19' x 11'9	Carpet
LIVRM	MFLR	16'2 x 17'5	Softwood	BDRM	2LVL	12'11 x 30'6	Carpet	3PCB	BLVL	10'7 x 11'5	Vinyl/Linoleum
FOYER	MFLR	10'11 x 8'4	Softwood	BDRM	2LVL	12'11 x 30'6	Carpet	RECRM	BLVL	13'3 x 24'4	Carpet
MBDRM	MFLR	12'2 x 16'11	Softwood	4PCB	2LVL	13'2 x 11'6	Carpet	LAUND	BLVL	12'3 x 12'4	Cement

Listing Office 1: **ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE** Listing Office



Compliments of: **TAMMY GURR**
Broker

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