

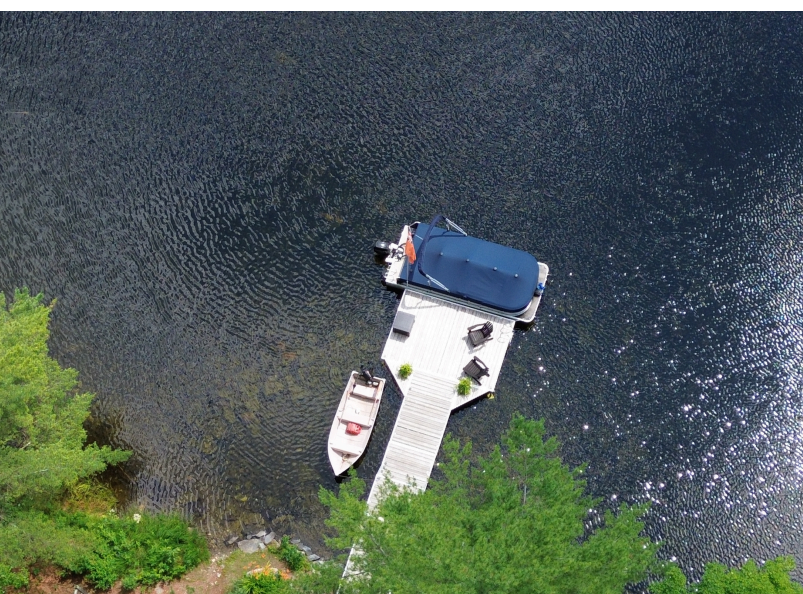


1091 Carson Trail Road

\$1,599,000

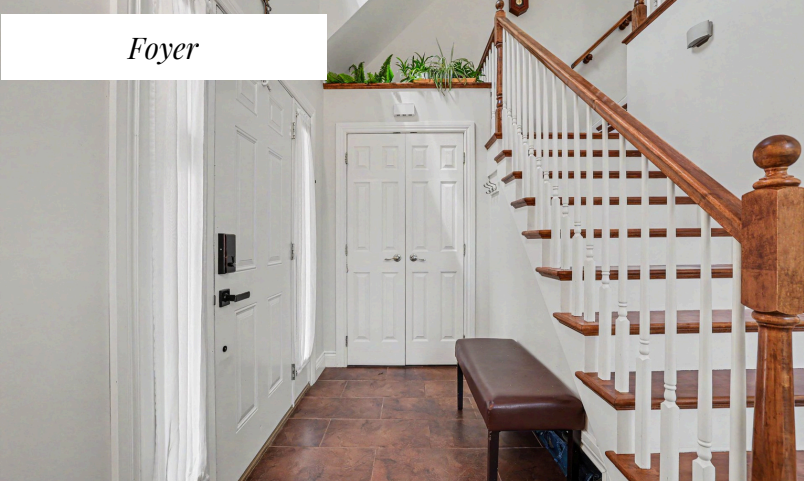
RE/MAX
Absolute Realty Inc.
Brokerage, Each Office Independently Owned and Operated.

Outside Views



Information herein deemed reliable but not guaranteed.

Foyer



Living Room



Dining Room



Information herein deemed reliable but not guaranteed.



Home Details

Paradise on the Mississippi River

Welcome to paradise on the Mississippi River—465' waterfront on a 2.74-acre lot. The first third of the shoreline comprises gorgeous rapids, the sound of which will lull you to sleep on a summer night; the subsequent two thirds are flat water. There is a 50' dock with a 12x16' platform. You can swim right off the dock. You can also navigate all the way down to High Falls dam atop the gorge that flows into Dalhousie Lake. The property is typical Canadian Shield, with lots of trees and rock outcroppings. This property will appeal to the homesteader: it has a timber frame chicken coop, a greenhouse with a heated slab and running water, and a raised garden. With its 30x50' machine shed, it'll also appeal to the small businessman. There is a ring road around the property that provides access to various buildings.

The house is 1-1/2 stories, with two bedrooms and three bathrooms. The living/dining area has cathedral ceilings. The timber frame (post and beam) two car garage is 20x26', with an equally large loft. The 30x50' machine shed has a woodworking shop. The guest cabin is 16x24' and has been entirely renovated. There are several additional outbuildings. The three main buildings and greenhouse are heated from the outdoor wood furnace.

Main Level

- The house is 1666 square feet, 1-1/2 stories, two bedrooms, three bathrooms, open concept. The main floor has in-floor radiant heat, which is supplemented with a heat pump (A/C), gas fireplace, and electric heat. Two reversible ceiling fans circulate air.
- The kitchen, dining room, and living room have a vaulted ceiling and look out onto the river. French Doors leads to a wrap-around deck, which includes a 10x12' gazebo.

Mainfloor Bedroom



3 Pc Bathroom



Laimdry Room



3 Pc Bath



Information herein deemed reliable but not guaranteed.

Home Details

- The upper windows on the east and south side of the house are tinted. The lower windows on the raked wall have electric blinds. Outside is a huge electric awning that covers most of the deck and shades the house from the morning sun.
- The kitchen is L-shaped, with plenty of quartz countertop space, a built-in dishwasher and wine fridge. It has an island with an elevated bar that has room for four stools.
- The spacious second bedroom at the back of the house is sound insulated from the master bedroom above. It has windows on two sides for great light and ventilation.
- The back door leads into the mud/utility room, which includes a 3-piece bathroom with shower, laundry, laundry sink, hot water tank, and electrical panel. It's a great way to enter the house, throw your dirty clothes in the laundry, and jump in the shower, which has a rain shower head.
- The main bathroom, off the hallway, has a peanut-shaped bathtub for soaking and relaxing.

Upper Level

- Upstairs is a loft and the master bedroom. The loft can be used as an office or den and looks out over the dining room and living room. Through the rake wall of windows on the gabled end, it also looks out over the river, where you can enjoy the beautiful sunrise.
- The large master bedroom has a space for a desk or reading chair in the dormer, which looks south over the property. It has a walk-in closet. The ensuite bathroom has a huge shower with a rain shower head. The master bedroom/ensuite has windows on three sides.



Loft View



Measurements (m)

Main Level

Foyer	3.29 x 1.52
Living	5.47 x 3.78
Dining	4.43 x 2.53
Kitchen	3.81 x 2.55
Bathroom	2.5 x 2.3
2nd Br	3.85 x 3.25
Laundry	3.06 x 1.73
Bathroom	2.00 x 1.93

Upper Level

Loft	5.52 x 2.93
Prim Bed	5.98 x 3.83
3 Pc Ensuite	2.18 x 2.14

Garage - Second Level

Loft	7.89 x 4.12
Powder Room	1.18 x 0.82

Primary Bedroom



3-Pc Ensuite



Information herein deemed reliable but not guaranteed.

Garage



Machine Shed



Wood Sheds & Furnace



Chicken Coop

Greenhouse



Raised Garden

Home Details

Home Features

- The house has a 100-amp service, as well as the well pressure tank. The well is 14 GPM. The water quality is exceptional, and you can drink it straight from the tap.
- A 20 KW Generac propane generator provides all the electrical backup you need. There are two 120-gallon tanks, which will keep the power on for extended periods.

The Garage

The timber frame (post and beam) two car garage is 20x26'. It is heated by the outdoor wood furnace and is supplemented with electric baseboards. It has two workbenches with under bench shelving. One bench has cupboards above for additional storage. There are two huge shelving units between the bays for additional storage. The main 200-amp service is in the garage. There is a 30-amp RV hookup on the outside of the garage. Of course, there is also a water hookup.

The Loft (Garage)

The loft, which is accessible from either the outside stairs/deck or inside retractable stairs, is spacious and beautiful with exposed timbers and rafters. Its cathedral ceiling adds to its beauty. There is also a two-piece washroom in the loft. With a hide-a-bed, it is a perfect space for guest overflow. It would be ideal for a bar with pool table and shuffleboard. Facing the river is a huge deck.

Machine Shed

The 30x50' machine shed has in-slab heating from the outdoor furnace. It is big enough to store many toys, including your boat. At the end of the building is a woodworking shop, replete with pretty much everything you need to create whatever your imagination desires. Above the workshop there is a loft for storage. There is a 100-amp service. There is a 50-amp RV hookup on the outside, as well as a water hookup.

Waterfront

- The waterfront includes a 50' aluminum cantilevered dock with a 12x16' platform with plenty of room to entertain.
- There is also a 10x12' timber frame pergola that provides shaded waterfront seating.

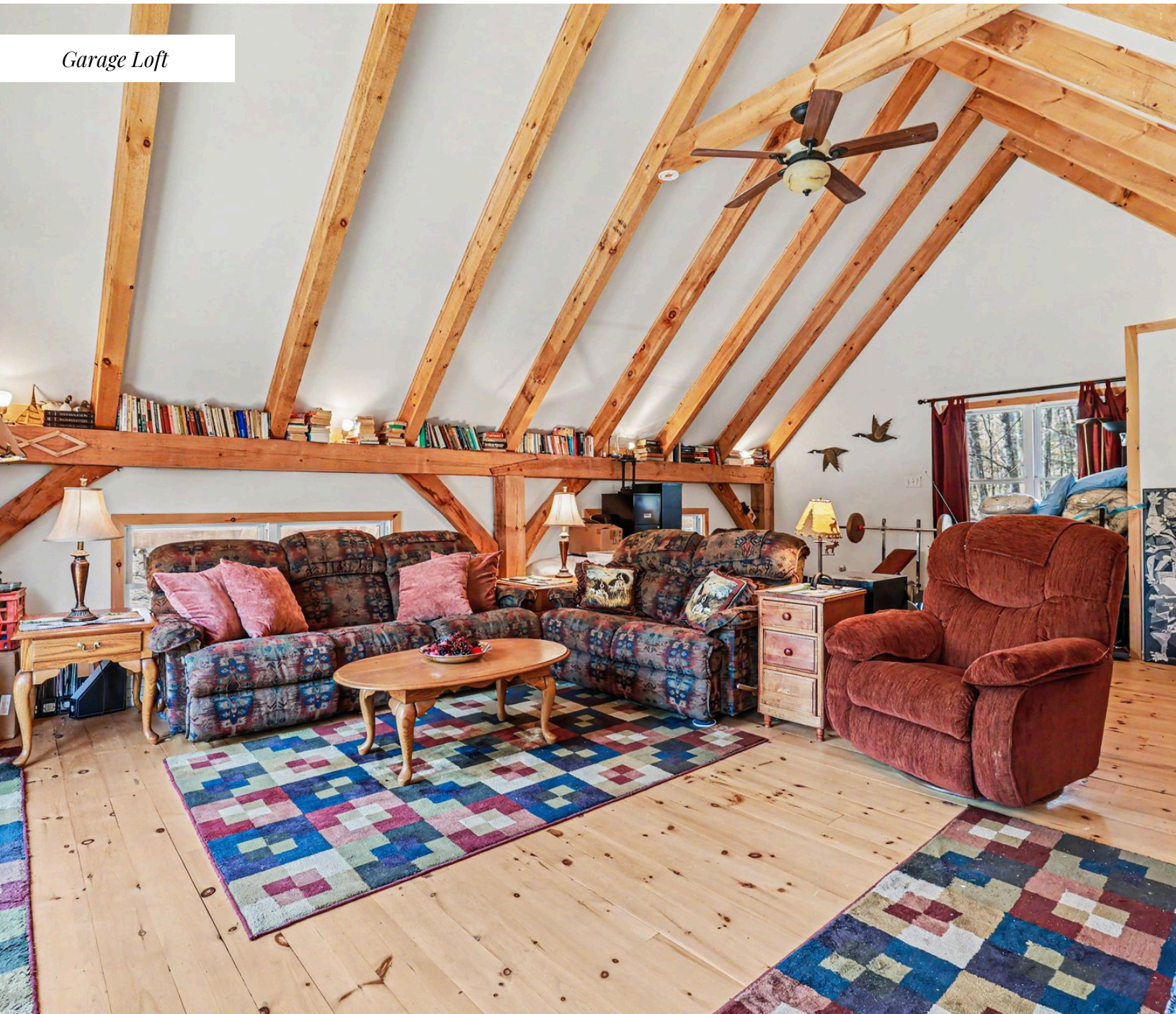
Balcony



Powder Room



Garage Loft



Home Details

Guest Cabin

The guest cabin is 16'x24'. It has recently been entirely renovated. It has a Queen size Murphy Bed, a 3-piece bathroom, and kitchen/dining/living area. The fully equipped kitchen will meet all your meal preparation and cooking requirements. The Dining Room is perfectly situated for you to enjoy the surrounding views of nature and listen to the sound of the rapids. Enjoy the warmth of the cozy wood stove. The queen-size Murphy Bed is flanked by a closet, with drawers underneath, and a large bookcase. The new 3-piece loo includes a vanity, shower, and toilet. The woodstove is backed up with electric baseboards. There is a 60-amp service. The cabin has a new deck.

Measurements (m)

Dining Room	3.62 x 2.34
Living Room	3.22 x 2.83
Kitchen	3.07 x 2.83
Bathroom	1.74 x 1.56

Greenhouse

- The 8'x12' greenhouse is heated and includes a sink with running water. It also has a timber frame exterior with a clear corduroy acrylic roof to protect it from snow buildup, etc.

Additional Outbuildings

There are several outbuildings on the property, including

- An 8'x10' shed on the way to the waterfront; pick yourself up a cold one from your beer fridge on the way down the dock
- Two nearly full timber frame woodsheds, with plenty of room to store firewood for the outdoor wood furnace
- A timber frame chicken coup
- A raised garden, screened in with critter mesh
- The outdoor wood furnace heats the house, including a pre-heater for the hot water tank, the garage, the machine shed, and the greenhouse.

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Foyer / Dining Room



Kitchen



Living Area



Machine Shed Interior



Workshop



Machine Shed Aerial



Dock



Back Patio



Legal Information

Year Built: 2012

Property Taxes: \$3,988.45

Legal Description: FIRSTLY: LOT 1, PLAN 1882, PALMERSTON; SECONDLY: PART LOT 2, PLAN 1882, PART 1 PLAN 13R22307, PALMERSTON; T/W FR501973 TOWNSHIP OF NORTH FRONTENAC

Rental: Propane Tanks

Inclusions: fridge, stove, dishwasher, washer, dryer, hot water tanks, generator, heat pump, motorized awning, motorized blinds, all light fixtures, all bathroom mirrors, chicken coop, green house, all garage door openers and remotes, outdoor wood furnace, cantilevered dock, gazebo

Possession: Flexible



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