



Gordon's Downsizing & Estate Services is committed to providing you with comprehensive information on each property we offer for sale. Our staff is readily available to assist you with any questions you may have regarding the property.

Gordon's Downsizing & Estate Services provides professional real estate and downsizing solutions. We take on the task of selling our client's home and handling every last detail of their move – including moving them in and getting them settled in their new home.

Our team of real estate experts ensures our clients get top market value for their property, quickly and efficiently. Downsizing specialists take great care managing the tasks of cleaning, sorting, appraising, packing, shipping, moving and managing the sale of our client's extra assets.

Our clients move on with confidence, knowing that all the details of this important transition are taken care of smoothly, and with unconditional care.

For overwhelmed Executors of family estates, Gordon's Downsizing & Estate Services offers a complete estate settlement solution.

Please call, or visit us online at www.gogordons.com to learn more about this valuable service.

Thank you for your interest in this property.

Property Information

A rare opportunity to own a piece of history!

When the Rideau Canal was built in the early 1800s, skilled stonemasons came from Scotland to work on its locks and bridges. After the canal's completion in 1832, many stayed, crafting the lasting stone homes that still define the region. This residence is a fine example, built of local limestone as a 1 ³/₄-storey home but originally registered as only 1 ¹/₂ storeys, a clever tax-saving practice of the time. Nearly two centuries later, it still stands strong and proud, a testament to the artistry and resilience of its builders.

Set on a gentle rise, the home is rich in character, showcasing original wide-plank wood floors, exposed rough hewn ceiling beams, and a cozy wood-burning fireplace. Thoughtful updates by a previous owner with an eye for craftsmanship and design include unique period details that preserve the home's charm while enhancing its livability.

The layout provides flexibility with four bedrooms upstairs and a main-floor room that could serve as a guest suite or library. Two bathrooms, one on each level, offer modern convenience. Mechanical updates include a forced-air propane furnace (approx. 8 years), central air conditioning (approx. 5 years), plus well and septic systems in place.

Outdoors, the property continues to impress with glorious extensively planned perennial gardens, a workshop, garden shed, and open storage area, all surrounded by the natural beauty of the landscape. Whether for peaceful retreat, family living, or creative pursuits, this one-of-a-kind stone home embodies character, privacy, and timeless rural charm.

Property Details

ADDRESS: 808 Townline Road, Elizabethtown-Kitley North
Agusta ON K0E 1B0

TYPE: Single family 1 ¾ Storey

LEGAL DESCRIPTION: PT LT 16 CON 10 KITLEY AS IN
LR295696; S/T LR295696, S/T INTEREST IN LR295696, S/T
INTEREST IN LR71481; ELIZABETHTOWNKITLEY

SQ. FT:	2,200 sq ft (MPAC)
BEDROOMS:	5; 1 Main level, 4 Upper floor
BATHS:	2; 1 3-Piece main floor, 1 3-piece upper floor
LAUNDRY:	Main floor with 3-piece bath
BASEMENT:	Stone, Utilities, walk-out
AGE:	115 years 1910 (MPAC)
ELECTRICAL:	Breaker panel
ROOF:	Metal
FOUNDATION:	Stone
FLOORS:	Hardwood, vinyl, laminate
CEILINGS:	Plaster/drywall with rough hewn beams
EXTERIOR:	Stone
INTERIOR:	Plaster/drywall
PARKING:	4-6 multiple parking
LOT SIZE:	5.76 Acres Irregular lot
ZONING:	RU
TAXES:	\$2,232.00 Approx. 2024

ROLL #:	080182404410602
PIN #:	441390145
HEATING:	Forced air propane
COOLING:	Forced air
RENTALS:	Propane tanks - MacEwen
WATER:	Well
WASTE:	Septic
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	5.76 Acres of private mixed forest, fields
INCLUSIONS:	Fridge, stove, dishwasher, washer & dryer as is condition
FIXTURES EXCLUDED:	None Known
SUGGESTED DEPOSIT:	\$20,000.00
SUGGESTED CLOSING:	Immediate

Visit Website:

- Full Home Inspection Report
- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour