

# PROPERTY INFORMATION

Welcome to this well-maintained family home in one of the area's most desirable rural pockets, just a short walk to Davidson's Beach on Loughborough Lake. Enjoy the perfect blend of privacy and convenience, close to schools, parks, amenities, and only 10 km north of Highway 401.

The bright foyer with wainscoting opens to a thoughtfully designed layout featuring hardwood flooring throughout the main level. A fully insulated attached two-car garage offers direct access to the mudroom/laundry area with custom cabinetry and a convenient two-piece powder room.

The open-concept kitchen and living area is ideal for everyday living and entertaining. The custom kitchen features Corian countertops, a breakfast bar/island, newer stainless steel appliances, gas cooktop with electric oven, under-mount sink with reverse osmosis drinking faucet, under-cabinet lighting, and pot lights. Patio doors lead to a private backyard with a deck, patio, large custom gazebo, and beautifully landscaped gardens.

A separate dining room overlooks the sunken living room, where soaring 16'+ half-vaulted ceilings, skylights, and a newer gas fireplace create a bright and inviting space. Upstairs, the spacious primary bedroom offers ample closet space and custom recessed cabinetry. The updated main bathroom features a walk-in shower, clawfoot soaker tub, oversized marble-topped vanity, and generous storage. Two additional bedrooms and California shutters complete the upper level.

The finished lower level includes a large recreation room with a gas fireplace, craft room, storage/utility room with updated mechanical systems, and a cold room.

Outside, you'll find a 10' x 10' shed with concrete floor and lean-to, a separate 5' x 9' garden shed, an invisible dog fence, gutter guards, a paved driveway with ample parking, and a side gravel drive ideal for trailers, boats, or recreational vehicles.

This move-in-ready property offers exceptional indoor and outdoor living in a sought-after lakeside community.

# PROPERTY DETAILS

**ADDRESS:** 5364 Holmes Rd, Inverary, ON, K0H 1X0

**TYPE:** Custom 2-Storey

**LEGAL DESCRIPTION:** PT LT 10 CON 1

STORRINGTON/LOUGHBOROUGH PT 3, 13R1941; SOUTH FRONTENAC

SQ. FT:	1749 above grade (2351 finished with basement)
BEDROOMS:	3
BATHS:	1.5 (2-pc main floor, 4-pc upstairs)
LAUNDRY:	Main floor laundry room w cabinets and counters
BASEMENT:	Full height, finished rec room, craft room
AGE:	1983
ELECTRICAL:	200 amp
ROOF:	Asphalt shingles
FOUNDATION:	Concrete block
PARKING:	Paved driveway for 5+ cars, gravel side laneway
GARAGE:	Attached 2-car with workshop (fully insulated)
LOT SIZE:	150.08' x 200.46'
ZONING:	RU
OUTBUILDINGS:	10'x10' shed, 10'x8'6" gazebo, 9'x5' garden shed
TAXES:	\$2926.16 (2026)

# PROPERTY DETAILS *continued*

ROLL #:	102906001014330
PIN #:	362780497
HEATING:	Forced air gas (2024)
PROPANE FIREPLACES:	Main floor family room and basement rec room
COOLING:	Central air/heat pump (2024)
RENTALS:	Water Heater, propane tank, Furnace (Seller is willing to payout)
WATER:	Drilled Well
WASTE:	Septic
INCLUSIONS:	Fridge, Stove, Dishwasher, OTR Microwave, Washer, Dryer, Window Coverings
FIXTURES EXCLUDED:	Handmade shelf
SUGGESTED DEPOSIT:	\$10,000
SUGGESTED CLOSING:	Flexible



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