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Thank you for your interest in this property. If you have any questions, our team would be pleased to help.

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UNDER ONE ROOF.

PROPERTY INFORMATION

A rare opportunity to create something truly your own in a beautiful Rideau River setting. Located along scenic Kilmarnock Road in Merrickville-Wolford, this spacious country property offers the combination of waterfront, farmland and an existing home with plenty of potential for those looking to bring their vision to life. The property features a substantial two-storey brick home with four bedrooms, three bathrooms and a full unfinished basement, set among mature trees and open fields.

The real appeal extends well beyond the house. The property backs directly onto the Rideau River, providing a peaceful natural setting and an opportunity to enjoy the beauty and recreational possibilities of one of Eastern Ontario's most desirable waterways. Adding to its versatility, the offering includes two parcels of attached farmland, creating an exceptional opportunity for those seeking additional land, agricultural possibilities or simply the space and freedom that comes with owning a larger rural property.

The home itself is ready for someone with imagination to unlock its potential. With its generous proportions, classic brick exterior, mature surroundings and waterfront setting, there is an opportunity to transform the existing residence into a home that reflects your own tastes and lifestyle. Whether your vision is a country retreat, family home, hobby farm or a long-term project, the possibilities here are considerable.

Set in the Merrickville-Wolford area, the property offers the tranquillity of rural living while remaining within reach of the amenities and character of nearby Merrickville. Known for its historic charm, shops, cafés, restaurants and connection to the Rideau Canal, Merrickville provides a wonderful destination for both residents and visitors. Kilmarnock Road itself offers a scenic countryside setting, while the surrounding area provides easy access to the communities and services of Eastern Ontario.

For the buyer who sees beyond the present condition and recognizes the value of land, waterfront and location, 1166 Kilmarnock Road represents an uncommon opportunity to create something special on the Rideau River, with the added benefit of two attached parcels of farmland.

PROPERTY DETAILS

ADDRESS: 1166 Kilmarnock Road Jasper, On. K0G 1G0

TYPE: Single family residential on farmland

LEGAL DESCRIPTION: PT LT 24 CON B WOLFORD PT 1, 2, 3
15R8223; MERRICKVILLE-WOLFORD

SQ. FT:	2,326 above grade, 1,163 below grade (MPAC)
BEDROOMS:	4 on second floor.
BATHS:	3; 4piece main bath on second floor, 2 piece on main floor, 2 piece on second floor.
BASEMENT:	Full, unfinished.
AGE:	126 years (1900)
ELECTRICAL:	Breaker panel
ROOF:	Metal.
FOUNDATION:	Stone.
FLOORS:	Mixed.
CEILINGS:	Plaster
WINDOWS:	Wood.
EXTERIOR:	Brick.
INTERIOR:	Plaster, wood panel.
PARKING:	Parking for 10 + vehicles.
LOT SIZE:	449.02' x 762.78' (Geowarehouse).
ZONING:	A

PROPERTY DETAILS *continued*

TAXES:	\$3802.70
ROLL #:	071471103003302, 071471103003301, 071471103003303.
PIN #:	681000130
HIGH SPEED INTERNET:	Available.
HEATING:	Forced air propane.
COOLING:	Central A/C
RENTALS:	Propane tanks (MacEwan)
WATER:	Private well
WASTE:	Private septic
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Mature trees, open fields, river front.
INCLUSIONS:	Fridge, stove (as is).
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	5% of sale price
SUGGESTED CLOSING:	Immediate.



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