

\$644,900 - 4031 Bolingbroke Road, Tay Valley

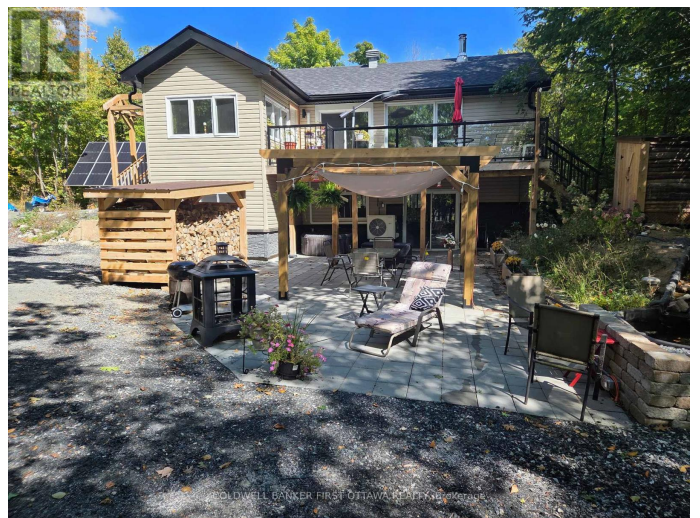
MLS® #X12363916

\$644,900

2 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

905 - Bathurst/Burgess & Sherbrooke (South Sherbrooke) Twp, Tay Valley, Ontario

Off-Grid Living at Its Finest! Welcome to this stunning 2022 built, solar powered home. Nestled on a 1 acre property adjacent to a sprawling 25-acre pond that is like a lake in the spring for canoeing and kayaking. Thoughtfully designed for sustainable living, this property offers the perfect balance of comfort, efficiency, and connection with nature. Step outside and enjoy wood chip walking trails through the forest, a private dock, a stone patio, and a soothing waterfall that flows into the fish pond. Unwind in the homemade sauna (dry or steam) or relax in the hot tub powered by solar energy. This low-load 200W home runs almost exclusively on solar, with a battery system that lasts up to 2 days before recharging. For peace of mind, there's a generator plug-in - though its never been needed, as the home has never lost power. Operating costs are incredibly low: Propane approx. \$200/year, Wood approx. \$800/year. Inside, you'll find modern features like pot lighting, a bright walk-out basement, and efficient open spaces. Outside, enjoy wildlife watching year round, skating on the pond in winter, and no lawn to mow, just natural beauty everywhere you look. Located just 24 minutes to Perth or 16 minutes to Sharbot Lake, you'll experience peaceful, off-grid living with convenient access to amenities. Whether you're seeking a year round residence or a private nature retreat, this one-of-a-kind property offers the ultimate in rural living with



unmatched sustainability. (id:6289)

Essential Information

Listing #	X12363916
Price	\$644,900
Bedrooms	2
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	4031 Bolingbroke Road
Subdivision	905 - Bathurst/Burgess & Sherbrooke (South Sherbrooke) Twp
City	Tay Valley
Province	Ontario
Postal Code	K0H2B0

Amenities

Amenities	Canopy, Fireplace(s)
Features	Lane, Paved yard, Solar Equipment, Sauna
Parking Spaces	6
Parking	No Garage
View	View of water, Direct Water View, Unobstructed Water View

Interior

Appliances	Hot Tub, Water Heater, Stove, Refrigerator
Heating	Electric Heat Pump
Fireplace	Yes
# of Stories	1
Basement	Walk out

Exterior

Exterior	Vinyl siding
Lot Description	242.8 x 244.6 FT ; Not square
Foundation	Concrete

Listing Details

Listing Office COLDWELL BANKER FIRST OTTAWA REALTY



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