

\$1,175,000 - 1313 Old Perth Road, Mississippi Mills

MLS® #X12458943

\$1,175,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

912 - Mississippi Mills (Ramsay) Twp,
Mississippi Mills, Ontario

Nestled on a sprawling 22.4 acres of private land, this scenic hobby farm offers a perfect blend of rustic charm & modern comfort.

Whether you're looking for a tranquil forever home or a unique investment opportunity, 1313 Old Perth Road has something special to offer. Constructed in 2010 by skilled local craftsmen, the custom-built home at the heart of this property features 2+1 bedrooms, making it ideal for families or those who love to host guests. The home includes a spacious 4pc ensuite & an additional 4pc full bathroom, ensuring comfort and convenience for all residents. The main floor is finished with elegant maple hardwood & porcelain flooring, adding a touch of sophistication to the living spaces, while the finished basement boasts durable laminate flooring. Cathedral & 10' ceiling. Large 20' by 20' workshop area in the basement. The property is beautifully framed by hand-built cedar rail fencing, which adds to its rustic appeal. Several open fields provide ample space for outdoor activities or agricultural pursuits. The landscape is dotted with mature cedar trees & a variety of mixed hardwoods, including hickory, black cherry, & butternut trees, offering a vibrant display of colours throughout the seasons. At the heart of the farm stands a grand heritage cedar log barn, measuring an impressive 70' by 30'. This versatile structure is perfect for housing horses, storing equipment, or accommodating other farm animals. The property features a



newer pine log building, measuring 26' by 30', equipped with 200 Amp electrical service. It is well insulated for year round comfort, easily heated with propane. This building provides an array of opportunities - it could serve as a second home, a weekend rental, or a venue for a small business. A natural underground spring continuously feeds water into a duck pond. With plenty of road frontage, the property enjoys both accessibility & privacy, making it a peaceful retreat from the hustle & bustle of daily life! Welcome! (id:6289)

Essential Information

Listing #	X12458943
Price	\$1,175,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Style	Bungalow

Community Information

Address	1313 Old Perth Road
Subdivision	912 - Mississippi Mills (Ramsay) Twp
City	Mississippi Mills
Province	Ontario
Postal Code	K0A1A0

Amenities

Amenities	Fireplace(s)
Utilities	Cable, Electricity
Features	Wooded area, Irregular lot size, Country residential
Parking Spaces	10
Parking	Attached Garage, Garage
# of Garages	2
View	View

Interior

Appliances	Garage door opener remote(s), Water softener, Water Heater, Dishwasher, Dryer, Microwave, Range, Stove, Washer, Window Coverings, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Stone, Vinyl siding
Exterior Features	Landscaped
Lot Description	1198.4 x 863.9 FT 10 - 24.99 acres
Foundation	Poured Concrete

Listing Details

Listing Office ENGEL & VOLKERS OTTAWA



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