



# 4835 Appleton Side Road

Almonte



**WestOttawaRealEstate.ca**



Hobby farm with 21.3 acres of prime farmland, located in the quiet countryside, minutes from the town of Almonte. 4+2 bedroom, two bath high ranch bungalow completely renovated and updated throughout. Featuring a sun filled open concept main level, modern kitchen with large island, patio doors from dining room to expensive deck & pool. Large primary bedroom with luxurious ensuite bath, professionally finished basement with high ceiling, family room & 2 bedrooms. Oversize 2 car attached garage. Exceptionally well maintained 2 storey barn with electricity and water, machine shed and 1 level barn. The property is fully fenced, including several paddocks. Large run in shed with electricity & water. Two lane ways, one dedicated to the barn. This location offers endless opportunities & possibilities.



## PROPERTY FEATURES

- Located on 21.3 acres
- 4+2 bedrooms, 2 bathrooms
- Completely renovated & updated throughout
- Open concept main level
- Modern kitchen with access to backyard
- Spacious Primary bedroom with luxury ensuite bath
- Professionally finished basement
- Year Built: 1960
- Taxes: approx \$2980 2024
- Average monthly utility costs: Propane: \$228; Hydro: \$230





# 4835 Appleton Side Road

Almonte



WestOttawaRealEstate.ca



### Property Inclusions:

- Fridge
- Built in oven
- Cooktop
- Dishwasher
- Microwave
- Hot Water Tank
- Above ground pool & equipment
- Water treatment system

### EXCLUSIONS:

- Washer, dryer, freezer



### Room Dimensions:

#### Main Level:

- Foyer 11'3" x 8'2"
- Living Room 14'7" x 12'11"
- Dining Room 12'11" x 6'7"
- Kitchen 21'0" x 10'9"
- Laundry

- Primary Bedroom 13'6" x 12'9"
- 3pc Ensuite 8'0" x 7'8"
- Walk in closet 8'0" x 5'6"
- Bedroom 13'4" x 10'7"
- Bedroom 10'9" x 10'4"
- Bedroom 10'6" x 9'7"
- 4pc Bath 9'9" x 6'7"

#### Basement:

- Family Room 25'4" x 19'9"
- Bedroom 13'6" x 11'4"
- Bedroom 17'4" x 10'6"
- Storage 23'9" x 10'6"
- Storage 5'1" x 4'11"

#### OTHER:

- Hip Roof Barn 35'0" x 50'0"
- Driveshed attached to Barn 115'0" x 30'0"



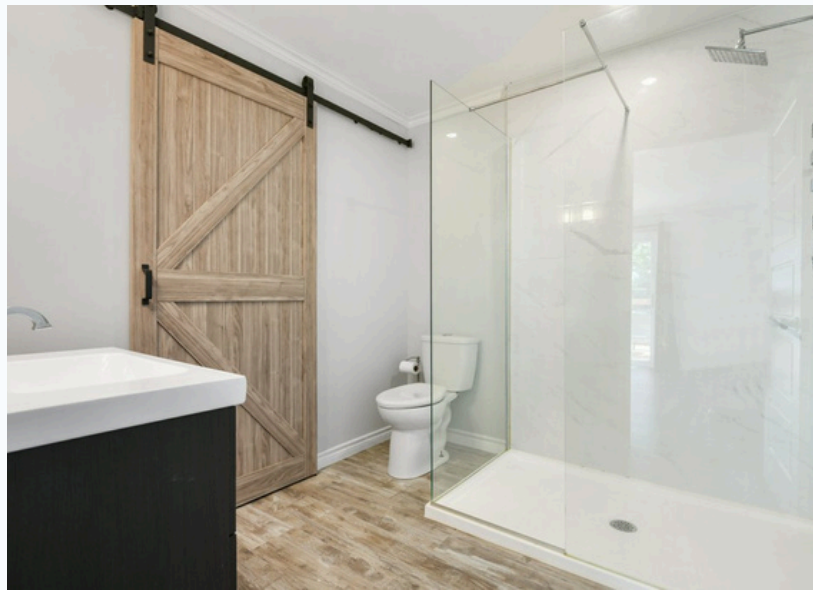


# 4835 Appleton Side Road

Almonte



## WestOttawaRealEstate.ca







# 4835 Appleton Side Road

Almonte



WestOttawaRealEstate.ca







# 4835 Appleton Side Road

Almonte



## WestOttawaRealEstate.ca







# 4835 Appleton Side Road

Almonte



[WestOttawaRealEstate.ca](http://WestOttawaRealEstate.ca)







# 4835 Appleton Side Road

Almonte



[WestOttawaRealEstate.ca](http://WestOttawaRealEstate.ca)







# 4835 Appleton Side Road

Almonte



[WestOttawaRealEstate.ca](http://WestOttawaRealEstate.ca)







# 4835 Appleton Side Road

Almonte



**WestOttawaRealEstate.ca**

## **RECENT UPDATES**

- Pool 2024
- Front interlock patio/garden 2024
- Main floor laundry 2023
- Basement professionally finished 2023
- Deck 2022
- Barn improvements/fencing 2020
- Main Level Luxury Laminate 2019
- Doors/windows 2019
- Bathrooms 2019





# 4835 Appleton Side Road

Almonte



## WestOttawaRealEstate.ca

### FLOORPLANS

**Main Floor** Exterior Area 1609.87 sq ft  
Interior Area 1518.33 sq ft  
Excluded Area 508.75 sq ft







# 4835 Appleton Side Road

Almonte



WestOttawaRealEstate.ca

## FLOORPLANS

**Basement (Below Grade)** Exterior Area 1292.77 sq ft  
Interior Area 1193.60 sq ft





Presented By:



**WestOttawaRealEstate.ca**



**Honest, Reliable & Working for you!  
That's the bottom line...**



**WestOttawaRealEstate.ca**

Andy Oswald [andy@westottawarealestate.ca](mailto:andy@westottawarealestate.ca)

[www.westottawarealestate.ca](http://www.westottawarealestate.ca)

Direct: 613.690.5993

Office 613.755.2278



**INNOVATION**  
REALTY LTD  
BROKERAGE