



207 Ferguson Falls Road

Carleton Place



WestOttawaRealEstate.ca



10 acre Country Estate with a quality custom built 2 storey home with a walkout basement, featuring a sun-filled expansive open concept main level. Substantial upgrades and updates throughout, including a scrumptious culinary kitchen with an abundance of quality cabinets, rambling countertops, an island with breakfast counter and stainless appliances, a wall of windows allows natural light to flow into the spacious dining room and living room where there is a floor to ceiling stone fireplace with gas insert, main level primary bedroom has a gas fireplace, main bathroom features a deep soaker tub & large shower, The walkout basement has a fireplace in the family room, 2 large bedrooms, a 2pc bath, laundry & storage room. Oversized 2 car detached garage/workshop. 10 fenced tranquil acres with rolling pasture meadows and wooded areas include outbuildings and run-in shelter/barn & large coverall which provides for an ideal horse or hobby farm. Ideally located in the peaceful countryside, close to Carleton Place and Almonte. Excellent access to major commuting routes.

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- Property Inclusions:**
- Fridge
 - Stove
 - Microwave Hood Fan
 - Dishwasher
 - Washer & Dryer
 - Window Treatments
 - Water Softener
 - Hot Tub
 - Storage Shed
- Exclusions:**
- Freezer
 - Wine Fridge
 - TV Wall Mounts
- Rentals:**
- Hot Water Tank
 - Propane Tank



- Room Dimensions:**
- Main Level:**
- Living Room 15'4" x 14'6"
 - Dining Room 14'8" x 9'8"
 - Kitchen 13'0" x 10'3"
 - Solarium 15'0" x 11'5"
 - Primary Bedroom 16'7" x 14'11"
 - 4pc Ensuite 12'4" x 11'0"
 - Walk-in Closet

- 2nd Level:**
- Bedroom 12'0" x 12'0"
 - Walk-in Closet
 - Bedroom 16'3" x 14'8"
 - 5pc Bathroom 8'10" x 4'10"

- Basement:**
- Family Room 23'9" x 14'7"
 - Bedroom 16'0" x 13'10"
 - Bedroom 13'10" x 10'9"
 - 2pc Bathroom 5'11" x 4'4"
 - Laundry Room 13'7" x 13'0"
 - Storage Room 4'11" x 3'6"



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207 Ferguson Falls Rd, Carleton Place, ON

Main Floor Exterior Area 1451.82 sq ft
Interior Area 1331.83 sq ft
Excluded Area 1.54 sq ft





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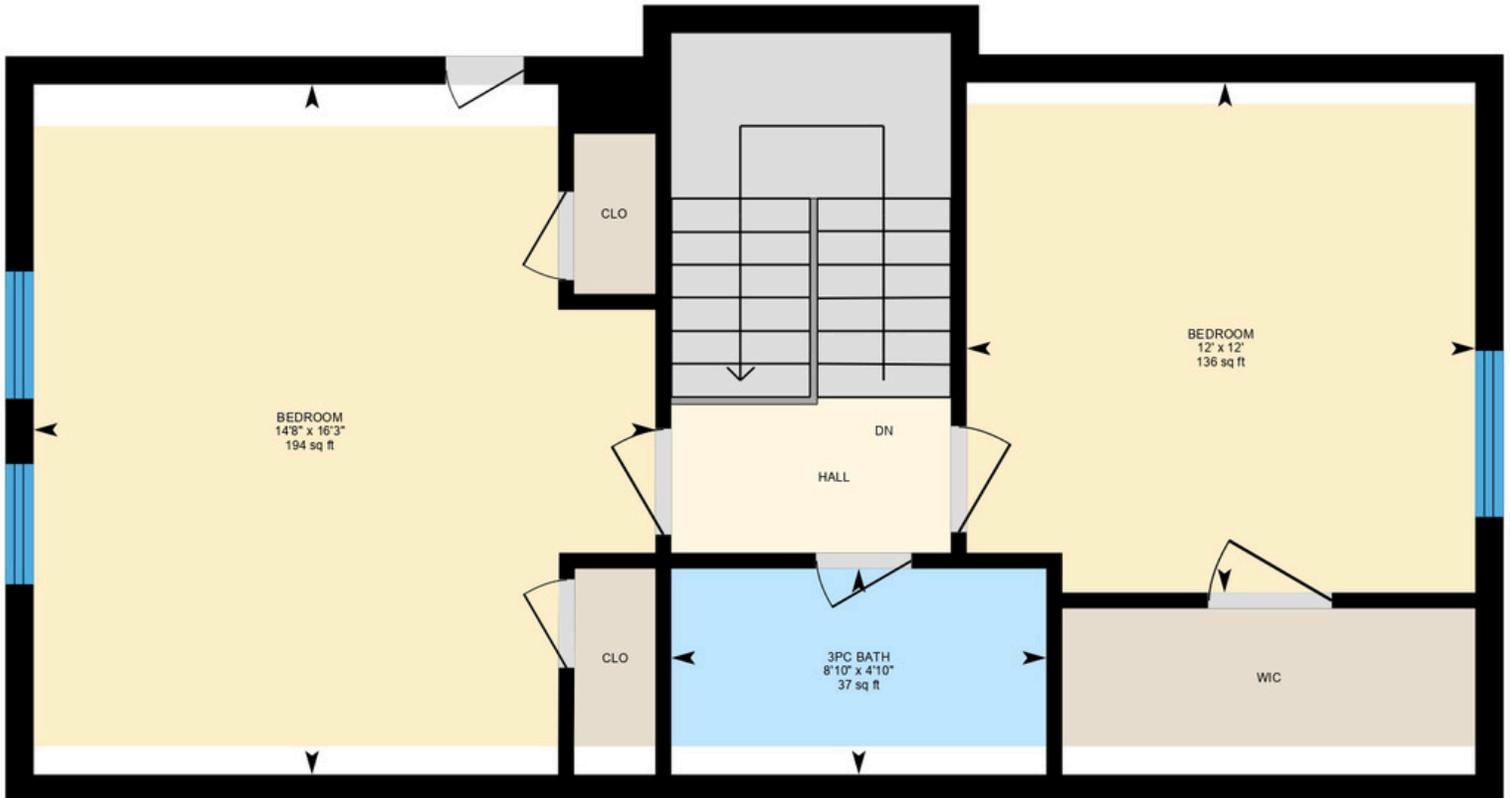
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207 Ferguson Falls Rd, Carleton Place, ON

2nd Floor Exterior Area 590.92 sq ft
Interior Area 520.40 sq ft
Excluded Area 40.73 sq ft





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Walkout Basement (Below Grade) Exterior Area 1356.95 sq ft
Interior Area 1239.70 sq ft





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Upgrades & Features

- **New Appliances:**
Washer/Dryer 2025
Dishwasher 2021
Fridge 2021
Built-in Microwave 2019
- Updated Light Fixtures 2025
- New Patio Near Garage 2025
- New Kitchen Hardware 2024
- Water Hydrant System to Barn 2023
- Freshly Painted 2021
- Furnace 2019
- Central Vac Roughed In
- Taxes: \$5555.42 2025
- Average Utility Costs:
Hydro monthly \$230-280 (winter) & \$120-130 (summer);
Propane: \$3540 (2025)
Hot Water Tank Rental monthly: \$29

Presented By:



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That's the bottom line...**



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