



207 Ferguson Falls Road

Carleton Place



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Set upon 10 acres of rolling countryside, this exceptional custom-built two-storey residence offers a rare opportunity to experience true tranquility without compromise. Surrounded by sweeping pasture meadows, mature trees, and thoughtfully designed outdoor spaces, the property embodies refined rural living. Inside, a sun-filled open-concept main level unfolds with effortless elegance. Expansive windows fill the home with natural light, highlighting the spacious living and dining areas, where a striking floor-to-ceiling stone fireplace creates a warm and inviting focal point. At the heart of the home, a beautifully appointed culinary kitchen features quality cabinetry, generous countertops, a central island with breakfast seating, and stainless steel appliances-perfect for both everyday living and entertaining. The main level primary suite offers a private retreat, complete with a gas fireplace and a spa-inspired ensuite with a deep soaker tub and oversized shower. The fully finished walkout lower level extends the living space with a welcoming family room with fireplace, two additional bedrooms, and ample storage-ideal for guests or recreation. Outdoors, the fully fenced 10-acre property is well-suited for equestrian or hobby farm use, with outbuildings, a run-in shelter/barn, and a large coverall. An oversized detached two-car garage and workshop provide excellent space for vehicles and hobbies. Ideally located in a peaceful setting just minutes from Carleton Place, Almonte, and major commuting routes.**An exceptional lifestyle property offering space, privacy, and comfort.

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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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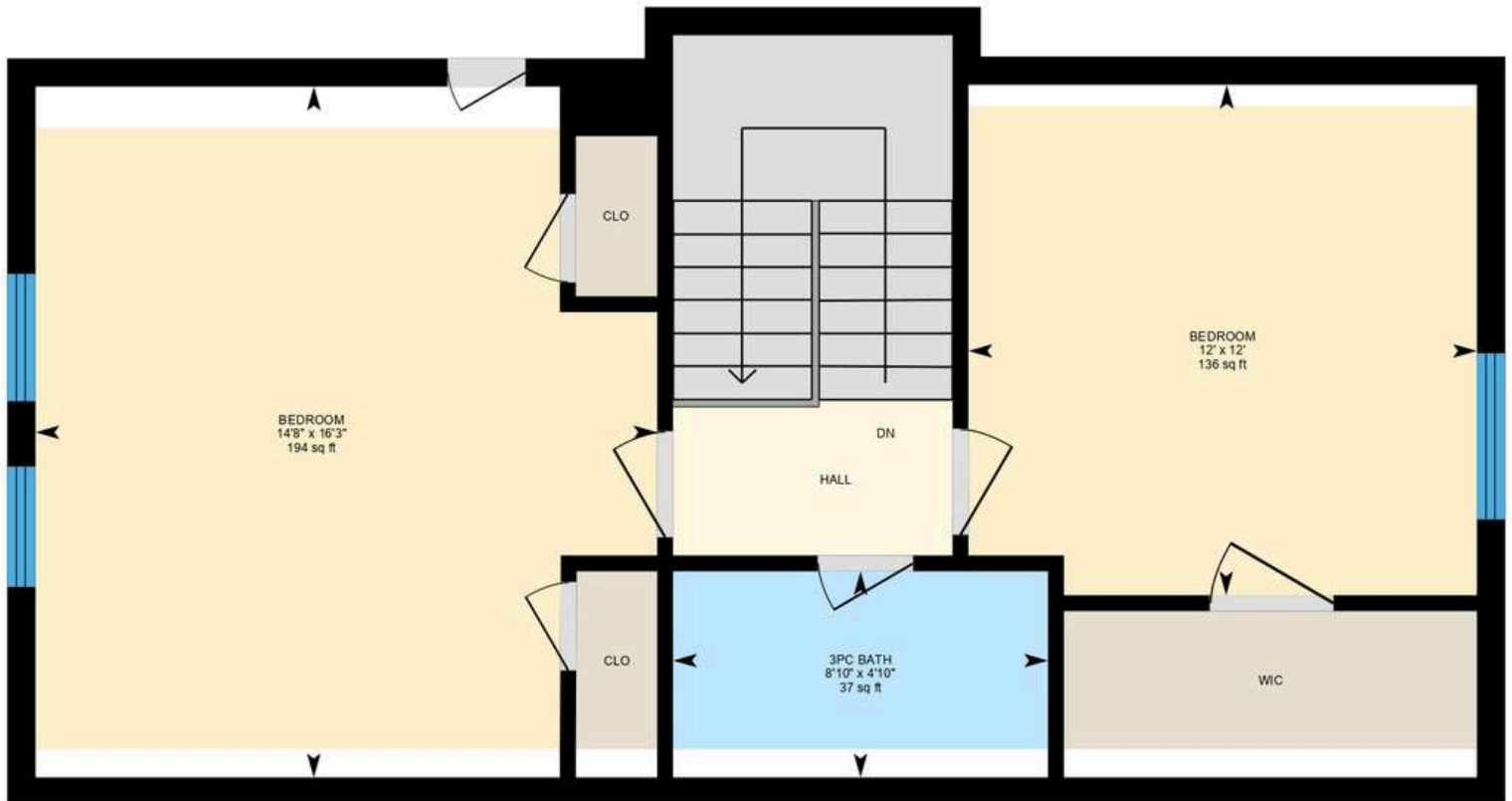
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207 Ferguson Falls Rd, Carleton Place, ON

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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