



HAUSCHILD GROUP  
REAL ESTATE TEAM



Christine Hauschild  
REALTOR®



## 4173 Elphin-Maberly Road

Detached, 2 Storey

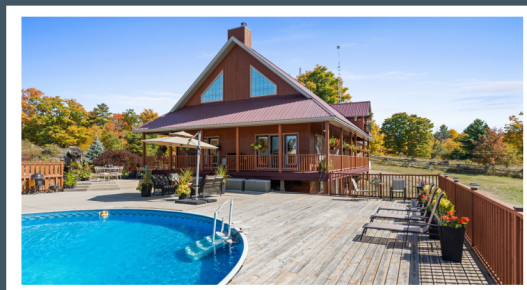
North Frontenac / Snow Road Station

### About this Property

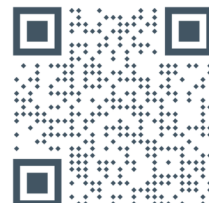
Welcome to a truly one-of-a-kind country retreat, gracefully set on approximately 9.77 acres of natural beauty just outside Snow Road Station. Featuring 3 bedrooms plus a loft, 4 baths, a finished walkout lower level, and a large pool with a concrete and wood deck, this remarkable property blends timeless craftsmanship with relaxed rural living.

### Awesome Features:

- ✓ Open Concept with Loft
- ✓ 26' Vaulted Pine Ceiling
- ✓ Oversized 2-Car Garage
- ✓ Bright Walkout Basement
- ✓ Generac Generator
- ✓ Large Pool with Deck



Contact me for more information:  
Christine Hauschild, Realtor®  
[Christine@hauschildgroup.com](mailto:Christine@hauschildgroup.com)  
613-799-5570  
[www.hauschildgroup.com](http://www.hauschildgroup.com)





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Just off the front entry, the home opens into a bright and welcoming open kitchen with white birch hardwood and an island with seating, creating a comfortable hub for everyday living. Natural light and a thoughtful layout make this an efficient and beautifully connected main level space

The kitchen provides excellent workspace with its beautiful granite counters, brushed-metal backsplash, and extensive cabinetry details, combining style with everyday practicality. A Fisher & Paykel fridge/freezer and bar sink in the island, paired with a custom wood cutting board, enhance the function of this well-designed cooking area.



This inviting great room showcases soaring 26-ft pine ceilings and large windows with French doors that open to a wraparound verandah, creating a smooth transition between indoor and outdoor living. The dining area blends seamlessly into the layout, creating a comfortable setting for gatherings.



E. & O.E. The information in this document is believed to be accurate, but is not warranted.



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The great room's striking focal point is its impressive BIS wood-burning fireplace (Inspection Report available), framed in rich floor-to-ceiling stone and complete with a matching wood box that elevates both function and style. This space opens upward to the loft above, adding depth, character, and architectural interest to the home.



The main floor primary suite is a relaxing retreat, showcasing natural wood finishes, ample room to unwind, a spacious walk-in closet, and direct walkout access to the deck. Its spa-inspired ensuite features radiant cork flooring and granite counters, blending comfort with refined design.



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The loft overlooks the great room and serves as a versatile space—ideal for reading, working, or even accommodating additional sleeping needs. Its elevated vantage point showcases the home's beautiful architecture and wood craftsmanship, and a full bath with radiant heat and a granite countertop is conveniently located on this level.

The second level bedroom is bright and comfortable, featuring an impressively large 8' x 8' walk-in closet and plenty of room to unwind. Its light-filled layout and roomy dimensions make it feel both cozy and open.



The charming Juliet balcony off the second bedroom offers beautiful views of the property, bringing the outdoors into the upper level. It's a serene spot to take in the natural surroundings.

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The finished walkout lower level offers a bright and expansive recreation area with in-floor heating, French doors to the yard, and versatile layout perfect for family activities, creative projects, or relaxing evenings.



The lower level bedroom (currently used as an office) offers quiet privacy and flexible use for guests, work, or hobbies. A 3-pc bathroom on this floor adds comfort and convenience, making the lower level a practical extension of the home's living space.



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The property's wide-open grounds feature mature trees, a wood shed with supplementary exterior wood burning boiler connected to forced air (house) and pool, a chicken coop, and a generously sized vegetable garden. This scenic environment enriches the rural lifestyle and encourages outdoor enjoyment year-round.

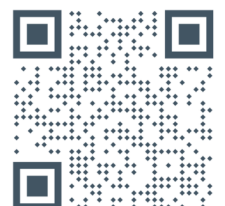
The large 29' diameter, 90,000 litres pool with surrounding poured concrete and wood deck create a private outdoor retreat perfect for summer entertaining and relaxation (new liner 2023). With space for lounging, dining, and enjoying the sunshine, it's an inviting place to barbeque, cool off, and unwind in a peaceful natural setting.



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## Lot Measurements as per GeoWarehouse

91.39 ft x 235.44 ft x 828.30 ft x 365.20 ft x 45.28 ft x 91.46 ft x 133.48 ft x 977.05 ft



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# 4173 Elphin-Maberly Road North Frontenac / Snow Road Station

## Year Built

~2006

## Closing Date

To Be Arranged

## Property Tax

~\$3,075.15/2025

## Rental Items

Propane Tanks  
~\$10/month

## Hydro

~\$212.14/month

## Propane

~\$340/average month

## Inclusions

Fridge, stove, dishwasher, washer, dryer, hood fan/microwave, all light fixtures, all drapery tracks & rods, all window blinds, A/C, whole home Generac Generator, HRV, exterior wood burning boiler connected to forced air (house) and pool, wood box by fireplace, hallway coat rack, garage door opener w/2 remotes, central vacuum & accessories, white cabinets/shelving/metal racks in garage, Honeywell smart thermostat, 6 Eufy security cameras and monitor base, water treatment UV & water softener, chlorine swimming pool, tub by pool, hanging basket irrigation system, wood shed with existing wood, chicken coop

## Updates & Upgrades

- ~2015 - White birch hardwood floors on main level
- ~2021 - Exterior wood burning furnace/boiler replaced
- ~2022 - New well and pump with heated line to prevent freezing
- ~2023 - New pressure tank
- ~2023 - Re-screwed metal roof
- ~2023 - New pool liner
- ~2024 - 22 kW whole-home Generac generator



## Exclusions

TV wall bracket & sound bar in lower level, upright fridge and freezer in garage, lower level furniture, red sugar sleigh in yard, 2 additional security cameras

## Negotiables

Hallway shelf, teak unit in primary, dining room table

## Hot Water Tank

~2020

## A/C

~2006

## Well

~2022

## Windows

~2006

## Roof

~2006, re-screwed in 2023

## Fridge

~2020

## Stove

~2006

## Interior Propane

Furnace

~2020

## Washer

~2018

## Dryer

~2018

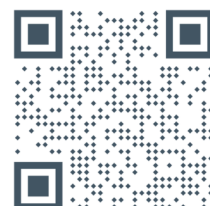
## Dishwasher

~2020

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### What's Nearby

Ideally situated for rural living with nearby amenities: Perth is just a 30-minute drive, while Sharbot Lake and Lanark are each only 20 minutes away.

#### Safety

Perth & Smiths Falls District Hospital

- 41 km - 33 Drummond St W

Frontenac Paramedic Services

- 5 km - 15405 Road 509

Snow Road Fire Hall

- 500 m, 14105 Road 509

Sharbot Lake Police Station

- 21 km - 24586 Hwy 7

#### Community

Snow Road Community Hall

- 12 minute walk - 14073 Road 509

- Community Events, Exercise Classes and Clubs



### Schools in the Area

#### Public Schools

Granite Ridge Public School | 14432 Road 38

Granite Ridge Secondary School | 14432 Road 38

#### Catholic Schools

St James Major Catholic School | 14608 Road 38

E&OE schools determined through individual school board locator tools.

Please check with boards for individual needs\*



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