



**STEVE WELLS**  
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**31-May-2024**      **6378 MCDONALDS CORNER ROAD, Mcdonalds Corners K0G 1M0**      **ML#: 1394439**

**New Listing!**



**Status:** Active  
**Dist/Neigh:** 914- Lanark Hlnds (Dalhousie) Twp  
**Municipality:** Lanark Highlands  
**Neigh Name:** 1136 ' x 915 ' Irregular  
**Lot Size:** 1136 ' x 915 ' Irregular  
**Zoning:** Residential  
**Zoning Desc:** Residential  
**Possession:** TBD  
**Legal Desc:** PT LT 10 CON 11 DALHOUSIE PT 1 26R1180; T/W RN54002; S/T RS152993 ; TOWNSHIP OF LANARK HIGHLANDS FIRSTLY: PART LOT 9 CON 11 DALHOUSIE BEING PARTS 1 TO 11, 27R9643 ; S/T DL6639; S/T RS153063; TOWNSHIP OF LANARK HIGHLANDS. SECONDLY: PART LOT 9 CON 11 DALHOUSIE BEING PT FORMER TRAVELLED RD CLOSED BY BYLAW LC95580 BEING PTS 12 TO 14, 27R9643 ; S/T RS153063 ; TOWNSHIP OF LANARK HIGHLANDS

**List Price:** \$719,000  
**Sub Type:** Residential  
**Fronting:** East  
**# Acres:** 22.000  
**Seasonal:**

**Directions/Remarks**

**Directions:** From Fallbrook Road, left (south) on McDonalds Corners Rd, Follow for approx 14 km and property is on the right hand side.

**Public Remarks:** Rare opportunity to purchase 2 properties for the price of one! Situated on approx 22 acres, you will find a 2 story 3 bed 1 bath home with a wrap around porch with new screens (last year) that overlooks the pristine gardens! On this side of the property will find trails through the gardens leading you to many different outbuildings including a small shed/barn perfect for ducks or chickens, a greenhouse, a garage/carport, and a 3 season bunkie/cabin which boasts a large deck! Many trails have already been cleared throughout the 22 acres, which are great for long walks during the summer and cross country skiing or snowshoeing in the winter. On the other side of the property you will find a 1 bed on 1 bath open concept bungalow that has so much potential. This home has a large deck off back which leads to an open area which would be a perfect spot to set up a bonfire area! This property is truly stunning and a nature enthusiasts dream! Don't miss out, call today to book a showing!

**Property Information**

<b>Style:</b> Detached	<b>Type:</b> 2 Storey	<b>Total Beds:</b> 4	<b>Total Baths:</b> 2
<b>Builder:</b> Unknown	<b>Model:</b> 0	<b>Beds AG:</b> 4	<b>FB/PR Bths:</b> 2/0
<b>Year Built:</b> Unknown	<b>#Gar:</b> 0	<b>Beds BG:</b> 0	<b>Ensuites:</b> 1
<b>Parking Desc:</b> Carport Single, Gravel, Shared Driveway		<b>#Cover:</b> 1	<b>Total Park:</b> 10
<b>Heat Desc:</b> Other (See Remarks)		<b>Heat Fuel:</b> Wood	
<b>Air Conditioning:</b> None		<b>Roof:</b> Metal	
<b>Water Supply:</b> Drilled Well		<b># FP:</b> 2	<b>FP Fuel:</b> Wood
<b>Exterior Finish:</b> Wood		<b>Sewer:</b> Septic Installed	
<b>Foundation:</b> Stone		<b>Construction:</b> Unfinished	
<b>Basement Desc:</b> Cellar		<b>Basement Dev:</b> Unfinished	
<b>Floor Covering:</b> Linoleum, Other (See Remarks), Softwood		<b>Fire Retrofit:</b> N/A	
<b>Appliances Incl:</b> Dryer, Stove, Washer, 2 Fridges			
<b>Feat/Equip Incl:</b> Barn, Greenhouse, Storage Shed, Wood Stove			
<b>Site Influences:</b> Acreage, Hobby Farm, Landscaped, Screened Porch			
<b>Neigh Influences:</b> Water Nearby			
<b>Rental Equip:</b> NONE			
<b>Secondary Dwelling Unit (SDU):</b> No			

**Room Information**

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LIVRM	Main	19'3" x 12'0"	KITCH	Main	14'0" x 13'7"	SUNRM	Main	9'4" x 14'0"	BEDRM	2nd	11'5" x 13'6"
BEDRM	2nd	8'1" x 11'8"	BEDRM	2nd	10'4" x 11'8"	BATH4	2nd	6'4" x 7'10"	LVDIN	SDU	15'11" x 15'11"
KITCH	SDU	4'8" x 15'1"	ENS3PC	SDU	7'8" x 12'1"	BEDRM	SDU	11'2" x 10'8"	SUNRM	SDU	11'0" x 9'8"

**Pets Allowed:**

**Other Property Information**

**Taxes/Yr:** \$2,153.00/2023      **Assmt/Yr:**      **Survey/Yr:**  
**Assoc/POTL Fee:** \$0.00  
**Multimedia URL:** <https://360panos.org/panos/6378McDonaldsCor/>

**Office Information**

**List Office #1:** RIDEAU REALTY LIMITED, Brokerage

**Conditional/Sold/Other Information**

**FD:**      **PR:**      **CD:**  
**DOM:** 2      **SD:**      **SP:**  
**SRD:**