

**FEATURE SHEET**  
**1009 12th Concession RD, Lanark K0A 1A0**  
**3-Bed / 3-Bath**

Custom Solstar Home on 24 acres in Lanark Highlands

Don't miss this absolutely gorgeous custom Solstar home on 25 private acres in Lanark Highlands Township! Featured in the Ottawa Citizen as "Home in the woods blends old style with new conveniences".

Highlights

- 3 bed / 3 bath custom home on 1.5 acres of cleared land on 25 acre lot with breathtaking landscaping surrounding the home, pond, paths, and outbuildings.
- Custom double walled construction for energy efficiency with rounded corners and quality finishes throughout.
- Gorgeous 2<sup>nd</sup> floor primary bed with ensuite (complete with clawfoot tub), walk-in closet, and panoramic views.
- Chefs kitchen with custom gas stove, granite counters, pantry, and access to a spacious enclosed porch/sunroom.
- Gorgeous hardwood flooring throughout the main floor and 2<sup>nd</sup> level.
- Fully finished basement with 3<sup>rd</sup> bed / bath.
- Picturesque views from every room, verandah, and enclosed porch.
- Insulated garage/workshop.

Home Details

- Lot: 498.50 ' x 2100 ' (25 acres)
- Style: Detached / 1 1/2 Storey
- Builder / Model: Solstar / Dundas
- Built: ~ 2004
- Foundation: Poured Concrete
- Exterior: Board and Batten (wood)
- Heating: Forced Air/Propane (2004) / Woodstove
- Air Conditioning: Central (2010)
- Water / Sewer: Drilled Well / Septic Installed (last pumped Sept 2021)
- Bedrooms above ground: 2 (3<sup>rd</sup> bedroom is located in finished basement) • Bathroom: 3
- Roof: Asphalt Shingles (2004)
- Windows: 2004
- Garage: Detached w 200 amp panel

Inclusions/Exclusions

- All major appliances: Kitchenaid Fridge (2005), Gas Stove (2018), Kitchenaid Dishwasher (2011), LG Washer (2018), Whirlpool Gas Dryer (2005), BrisasHood Fan
- Air Conditioner (2010), Woodstove (TBD)
- Attached lighting, window coverings, bathroom mirrors •

Exclusion: Bathroom wall cabinet, Hanging Stained Glass Windows, Generator

Financial Information

- Rental Item: Hot Water Tank, Propane Tanks x 4 (Superior Propane)
- Property Taxes: \$3000/2022
- Electricity: +/- \$150/month (equal billing) • Heating (propane): ~1200/year