

258 BORDEN ROAD

Mississippi Mills, Ontario K7C 3P1

MLS®: 1396232



\$565,000

Active

Style of Dwelling **Detached**

Bedrs Total **3**

Type of Dwelling **1 1/2 Storey**

Baths Total **2**



1 / 24

Welcome to 258 Borden Road on Glen Isle, a classic Canadian 3-season cottage with many thoughtful and modern updates that allow for the nostalgic charm and character to remain. If you are looking for an escape from the hustle and bustle, this property should not be missed! The soothing sound of the nearby rapids instantly inspires a feeling of tranquillity. The cute indoor spaces will captivate you and evoke that "weekend getaway" feeling. In cooler weather, ample heat is generated by a propane fireplace and light from large new windows. If happiness is defined by a hearth with an amazing view, this cottage is irresistible. In addition to the main cottage, "The Boathouse" is a delightful and practical screened porch and guest bedroom connected

by a covered breezeway. **CAUTION: There is a risk of falling in love with this charmer. \$500 annual road fee for maintenance & insurance. 24 Hour Irrevocable on offers. Interior images are digitally staged.**

About 258 BORDEN, Mississippi Mills, Ontario K7C 3P1

Directions: Ask Siri or Google to take you to 258 Borden Road Carleton Place, or unfold your map and get to Highway 29 between Carleton Place and Almonte; turn onto Glen Isle Road over the bridge, then left on Borden Road.

General Description

Status	Active
ML Number	1396232
Property Sub Type	Residential
District/Neighbourhood #	912- Mississippi Mills (Ramsay)
Municipality	Mississippi Mills
Fronting On	East
Lot Size	100 x 204
Seasonal Dwelling	Yes
Zoning Designation	LSR
Legal Description	PT LT 2 CON 9 RAMSAY AS IN RN109246 SUBJECT TO AN EASEMENT AS IN RN109246 TOGETHER WITH AN EASEMENT AS IN RN109246 TOWN OF MISSISSIPPI MILLS

Interior Features

Style of Dwelling	Detached
Type of Dwelling	1 1/2 Storey
Bedrs Total	3
Bedrs Above Grade	3
Bedrs Below Grade	0
Baths Total	2
Baths Full	0
Baths Partial	2
Ensuite Baths	0
Basement Description	None
Basement Dev	None (No Basement)
Floor Coverings	Laminate, Vinyl
Appliances Included	Refrigerator

Rooms

Living Rm

Level Main

20'0" x 11'5"

Dining Rm

Level Main
11'0" x 7'3"

Kitchen

Level Main
11'0" x 8'6"

Bath 2-Piece

Level Main
4'8" x 3'0"

Bath 1-Piece

Level Main

Bedroom

Level Main
8'7" x 8'3"

Primary Bedrm

Level 2nd
11'2" x 11'1"

Bedroom

Level 2nd
11'1" x 8'3"

Other

Level Other
11'3" x 9'8"

Other

Level Other
11'3" x 10'10"

Exterior / Construction

Year Built	1968
Age Description	Approx
Parking Description	Gravel
Number of Garage Spaces	0
Number of Covered Spaces	0
Total Parking	4
Roofing Type	Asphalt Shingle
Exterior Finish	Siding
Foundation	Other (See Remarks)
Features Equipment Included	Ceiling Fan, Drapery Tracks, Drapes, Hot Water Tank, Storage Shed, Water Treatment, Window Blinds
Site Influences	Deck, Private Well, Riverfront, Waterfront
Neighbourhood Influences	Cable Available, Golf Nearby, Highspeed Available
Rental Equipment	None
Property Restrictions	Right Of Way

Utility Information

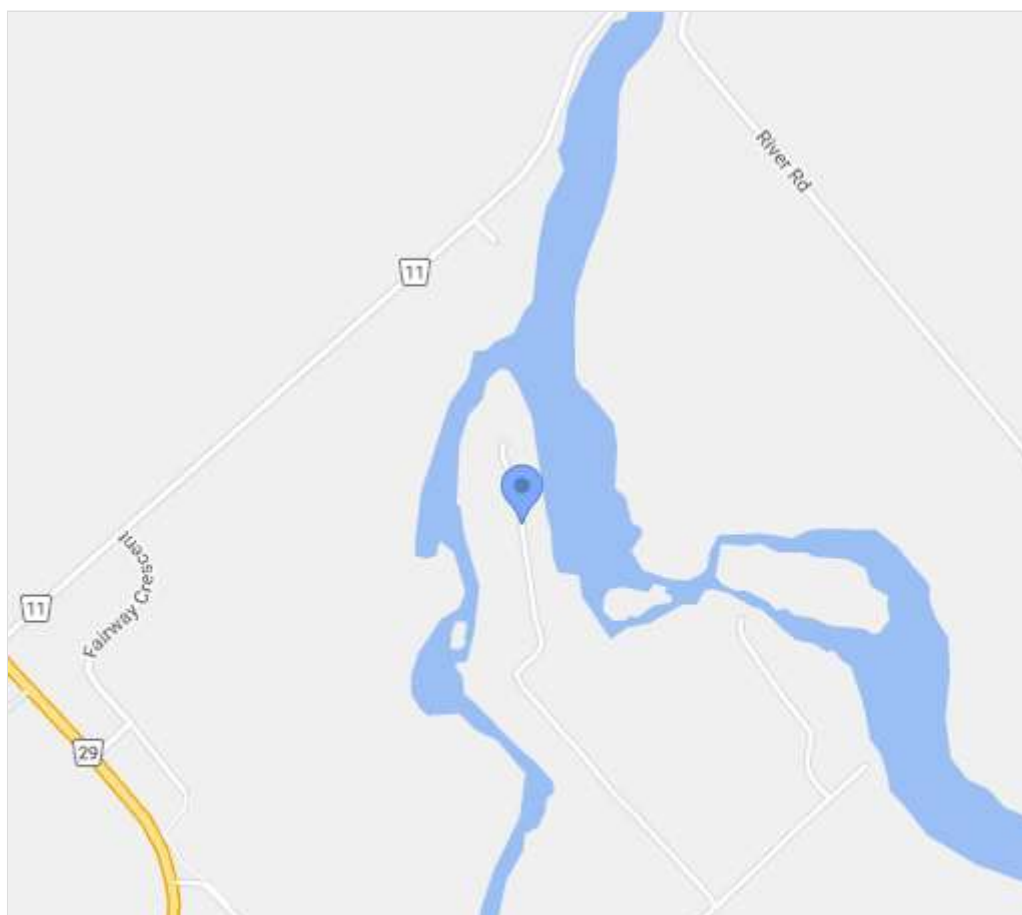
Heat Description	Other (See Remarks)
Heating Fuel	Propane
Air Conditioning Description	Wall Unit
Water Supply	Drilled Well
Sewer Type	Septic Installed
Number of Fireplaces	2
Fireplace Fuel	Electric, Gas
Fire Retrofit	N/A

Financial Information

Association/POTL Fee	500
Association/POTL Fee Frequency	Annual
Property Taxes	\$2,088
Property Tax Year	2023
Add Images URL	https://www.kellysuccess.com/listings-for-sale/258-borden-road-mississippi-river-mississippi-mills-912/

Notes for you and your agent

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