



Beckwith Township
1147 FERGUSON ROAD

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Welcome to 1147 Ferguson Road, an inviting cedar bungalow set on 60 acres of serene forest.

Surrounded by nature's beauty, this peaceful retreat features approximately 2 km of scenic trails, including a stunning 1,600-ft boardwalk that winds through a vast cattail marsh. The diverse habitat is home to over 70 documented bird species, including Wood Ducks, Belted Kingfishers, Barred Owls, and Red-tailed Hawks, as well as over a dozen sighted mammals including beavers and muskrats. Extensive photographic records capture the vibrant butterflies, wildflowers, mushrooms, lichen, and moths found on the property. A true paradise for nature lovers, this property offers the perfect blend of tranquility and adventure right at your doorstep.

Nestled at the end of a quiet cul-de-sac, the home is approached by a long, picturesque driveway, setting the stage for the ultimate private retreat. Thoughtfully maintained and tastefully renovated over the years, this spacious 4-bedroom, 2.5-bath bungalow seamlessly combines rustic charm with modern comfort, offering 2,223 sq ft of well-designed living space.

Step inside to a welcoming foyer leading to an expansive floor featuring luxury vinyl plank flooring throughout. The entertainment-sized living room, highlighted by a large picture window and built-in bookshelves, flows effortlessly into the dining room—ideal for hosting family gatherings. At the rear, the updated kitchen showcases quartz countertops and an adjoining eating area with access to a screened in rear porch overlooking the serene grounds. The sun-drenched family room, complete with a wood stove

fireplace, provides stunning views of the surrounding landscape.

The right wing of the home houses the sleeping quarters, including four generously-sized bedrooms. The primary suite includes a renovated 3-piece ensuite with a walk-in shower and quartz-topped vanity, also accessible from a secondary bedroom currently used as an office. Two additional bedrooms share a beautifully updated 4-piece bath with a jetted tub, separate shower, and quartz countertop. Completing the main level are a convenient powder room off the entrance and a laundry/mudroom with side door access and inside entry to the double attached garage.

The partially finished basement is remarkably spacious featuring an office/den with laminate flooring and pot lights, a studio/hobby room, a spacious workshop with wood workbenches, a cold storage room, and a utility/storage area, along with a flexible recreational space.

Step outside to a private backyard oasis surrounded by lush woodlands. Southward-facing to maximize sunlight, the outdoor space boasts an 18x36 in-ground swimming pool framed by beautifully landscaped greenery. An expansive stamped concrete patio and lounge area create the ideal setting for entertaining or simply relaxing in the tranquility of nature. In addition to the attached double car garage, the property includes a detached garage ideal for storing an ATV or snowmobile, or for use as a workshop. A convenient shed behind the garage offers additional storage for firewood.

Conveniently located just 15 minutes from the amenities of Carleton Place and 25 minutes to Kanata, this exceptional property provides a perfect balance of peaceful rural living with easy access to city conveniences. Discover the beauty, serenity, and adventure awaiting at 1147 Ferguson Road.





Top 1% in Canada for Royal LePage



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INCLUSIONS:

- Microwave/Hood Fan
- Dishwasher
- Washer & Dryer
- All Window Blinds
- All installed Light Fixtures
- Wooden workbenches in basement workshop
- Central Vac 'as-is'
- Pool Equipment: safety pool cover, filter/2-speed pump, Ionizer
- Water Softener System
- Champion Heavy Duty Generator (7800 started watts/6500 Rated watts)
- Retractable Patio Awning w/ remote (~10' x 8')
- Two window A/C units (not currently installed)

EXCLUSIONS:

- Refrigerator
- Stove
- Chest Freezer
- All Curtains & Rods
- Mounted Shelf in primary
- Metal Racks in basement workshop

Heating:

Baseboard Electric (each room individually controlled)

HOME IMPROVEMENTS:

2024: Windows in primary, south-facing secondary bedroom & north facing bedroom.

2022: Full Renovation of the ensuite bath & main bath (excluding cabinetry); Water Softener System; Kitchen quartz counters & tile backsplash

2020: Luxury Plank Vinyl Flooring

2017: Windows in living room (triple pane) and dining room

2016: Metal Roof

2015: New Front Door, Sliding door to screened in porch replaced

2011: Electrical Transfer Switch/Sub-Panel to run portable generator; Upgraded Electrical Infrastructure—all Hydro & electrical wiring have been professionally buried underground

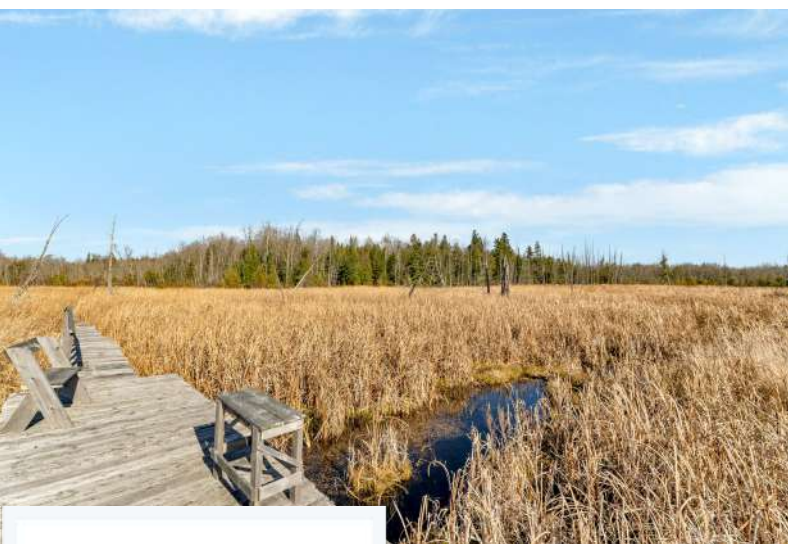
LEVELS	ROOMS	DIMENSIONS
Main	Foyer	10'4" x 10'4"
Main	Living Room	21'1" x 12'6"
Main	Dining Room	15'3" x 13'4"
Main	Kitchen/Eating Area	15'5" x 10'11"
Main	Family Room	19'8" x 12'9"
Main	Powder Room	6'8" x 4'3"
Main	Primary Bedroom	15'11" x 12'0"
Main	3 Piece Ensuite Bath	8'0" x 8'6"
Main	Bedroom 2	13'7" x 10'0"
Main	Bedroom 3	12'7" x 11'7"
Main	Bedroom 4	10'9" x 10'6"
Main	4 Piece Bathroom	7'11" x 9'7"
Main	Laundry/Mudroom	12'3" x 5'3"
Main	Screened-in Porch	15'0" x 15'0"
Basement	Office	19'11" x 11'9"
Basement	Hobby Room/Studio	34'0" x 14'3"
Basement	Workshop	34'0" x 14'3"
Basement	Recreation Room	29'2" x 12'8"
Basement	Cold Storage	12'2" x 6'3"
Basement	Utility/Storage	29'11" x 15'0"

*Some Room Measurements +/- .10gs.

Parking: Double attached garage with inside entry; single detached garage can store ATV or snowmobile.

Hydro Cost: \$3,800/yr including baseboard heating

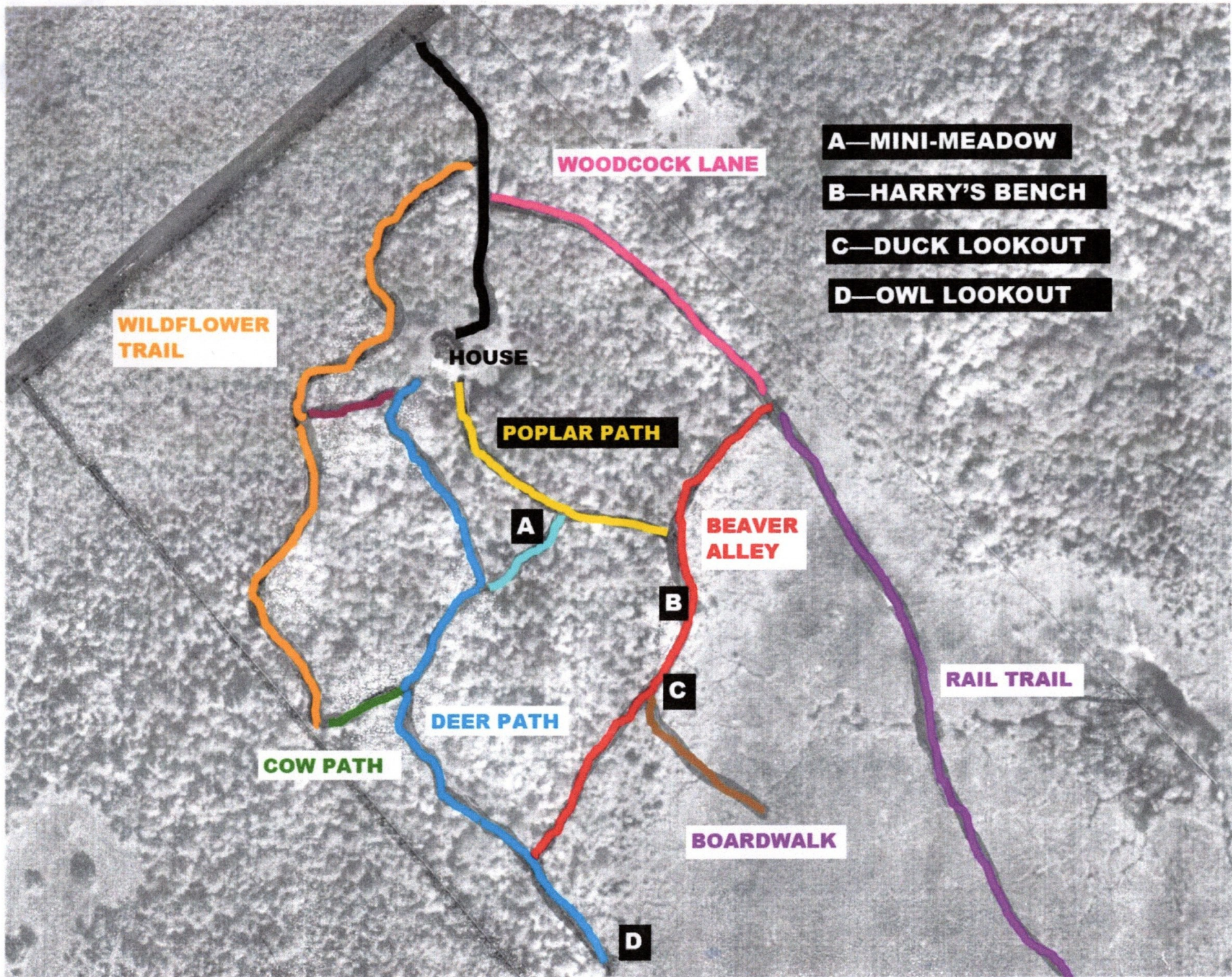
Property Taxes: \$5,855.10 [2024]



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WOODCOCK LANE

A—MINI-MEADOW

B—HARRY'S BENCH

C—DUCK LOOKOUT

D—OWL LOOKOUT

WILDFLOWER TRAIL

HOUSE

POPLAR PATH

A

BEAVER ALLEY

B

C

DEER PATH

RAIL TRAIL

COW PATH

BOARDWALK

D