

Welcome To 1824 County Road 46 - Tranquility Manor

ONE OF A KIND RETREAT IN PETERBOROUGH COUNTY

Notable Features

Nestled on over 39 acres of serene, wooded landscape just 10 minutes north of the village of Havelock, this remarkable property offers the perfect blend of rustic charm, modern comfort, and complete privacy. A well-maintained laneway winds half a kilometre through a tranquil managed forest, leading to a picturesque clearing that reveals a character-filled home, detached garage, and a host of lifestyle features. An old apple orchard and peaceful pond lie just west of the house, adding to the property's natural beauty.

The home combines historic character with thoughtful updates. The original cedar log house, lovingly restored in the 1970s, features a cozy living room with a striking fieldstone fireplace (now with a pellet stove insert) and two bedrooms plus a 3-piece bath on the upper level. A post-and-beam addition built in the mid-1980s enhances the living space with a welcoming foyer, kitchen and dining area with freestanding woodstove, a 3-piece bath with laundry, and a unique sunken sunroom overlooking the inground pool. With a 4-foot-high fieldstone wall that serves as both a heat sink in winter and a natural cooler in summer, this sunroom is both practical and inviting.

Upstairs in the addition, you'll find a spacious primary bedroom with a sitting area and walk-in closet, an additional bedroom, an office nook, and a loft space accessed by ladder, great for kid's play-space or extra storage. Off the kitchen, enjoy convenient access to a cedar-lined electric sauna and a fully screened 15'x20' porch, perfect for three-season enjoyment. Outdoors, a 16'x40' solar-heated inground pool is framed by cedar decking, textured concrete, a screened pergola, and a paving stone patio, all surrounded by lush gardens and landscaping. The detached 2.5-bay garage features powered doors, 9.5' ceilings, and a fully finished upper level with heat, cooling, and a private balcony.

A truly one-of-a-kind retreat offering peace, privacy, and timeless charm.

Leslie Abernethy & Iris Andrews, Brokers

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Main Level

- Entrance foyer with coat closet & inner door
- Kitchen with heated flooring (electric) in sink/appliance area and open to eating area with freestanding woodstove
- Washroom - 3 piece (shower stall), with laundry connections and heated floors (electric)
- Sunken sunroom/family room with 4-foot-high fieldstone wall that serves as both a heat sink in winter and a natural cooler in summer - overlooks the 40' inground pool
- Rear entrance hallway leads to the indoor sauna - cedar lined and powered by electricity, as well as the fully enclosed 15'x20' porch
- Formal Living Room & Dining Room - open concept, with fieldstone fireplace retrofitted with a pellet stove insert. Exposed hand hewn wood beams and pine board ceiling. Door to exterior.

Second Level

- Bedroom - with closet & carpet flooring
- Bedroom - with closet & carpet flooring
- Hallway - hardwood flooring
- Washroom - 3 piece (claw foot tub with handheld shower), supplementary water heater under sink
- Office area with hardwood flooring, large storage closet (vinyl plank flooring) and overlooking the sunroom.
- Hallway with hardwood flooring, laundry chute & overlooking the sunroom (2 large ceiling fans to ensure optimal air circulation)
- Bedroom - hardwood flooring & closet
- Primary Bedroom - hardwood flooring, sitting area, walk-in closet. Outfitted with a reversible fan system to the loft area to supplement heating and cooling in the primary bedroom. Exposed hewn wood beams, and ceiling fan/light.
- 3rd Level loft area - accessed by hallway ladder, with attic hatch

Lower Level

- Under log home section - concrete block walls & poured concrete floor. Storage area, water equipment, 200 AMP Breaker panel. Insulated R13 and drywall on exterior walls.
- Under Post & Beam Addition - partial basement (insulated) with 5'4" height ceiling, concrete block wall & poured concrete floor. Electric water heater

Garage

- Detached 2 bay garage plus workshop area.
- Board & batten exterior on south face, vinyl cladding on other 3 sides, insulated (R20) and drywalled.
- Auto garage door openers
- Separate 100 AMP breaker panel that feeds directly from hydro pole
- 2 - 220V plugs
- Portable space heaters for the lower level
- Upper level - "Man/Person Cave" - approx. 24'x30', carpeted flooring, 220V plug, walk-out to 2nd level deck (approx. 6'x20' with access to the attic area in the overhang), Heat pump installed for heating and cooling of upper level & 1 baseboard heater for supplementary heat in cold weather.

Outbuildings

- "Shed-Gra-La" - 8'x12' covered, enclosed shed, with ramp for equipment storage.
- Large covered Wood shed - 12' x 12'.
- The enclosed porch on the side of the home has a very deep concrete floor. Easily supports an ample amount of pellets and firewood for easy winter access.

Inclusions & Exclusions

INCLUSIONS

- Kitchen - Fridge, Dishwasher, Range with dual ovens, Microwave
- Central Vacuum and attachments, power head
- Land Line telephones
- WIFI antenna & radio
- WIFI mesh system (3) units
- Smart Home: power bar, in-wall switch units (5), garage door opener
- Pool Equipment - Vacuum "Creepy Crawler" and hoses, 2 floating blue lounges, Pool portable staircase, Pool solar pack and reel, Pool sprung cover, Pool dip net, poles, brushes, remaining chemicals, diving board
- Pergola screens (7) for wall and roof
- Firepit - free standing tall round unit
- Drapes and roller blinds
- Circular clothes rack (2) for walk-in closet
- Rain barrels & 2 white large water containers
- Firewood - stacked in forest and within log structure (about 4 cords)
- Logging tools - spike, cant-hook, wedge, mall
- Metal Tranquility Manor sign, near highway
- Metal shelving in garage
- **NOTE - Baseboard heater (& it's thermostat) in front hallway do not work.**

EXCLUSIONS

House:

- Washer and Dryer
- Upright Basement Freezer
- Living Room Stain glass hanging light
- Smart Home: 6 wireless thermometers, wall plug adapters, 3 cameras

Garage:

- Refrigerator
- Riding Lawnmower
- Motorized weed trimmer and pole chain saw
- 1 - 220 Volt heater
- 2 Radiant heaters
- Large utility trailer
- Scuffer plow
- Pool table and stain glass light

NEGOTIABLE ITEMS

- Fooseball
- Train layout
- 6 lantern lights in Garage (above train layout)
- Scaffolding - large
- 1 - 220 volt Heater
- 2 ton winch and beam mount
- ATV and Plow
- Aluminum boat and 10 hp motor
- Boat trailer
- Small (4x8) utility trailer
- Garden swing & cover
- Basement - work bench
- 2 double pane glass units (from sliding door)
- Pine bench (3) and table in porch
- Pine faced book cases in Garage
- Sawhorse Planters (6)
- Extension ladder 1
- Wood Beartrap snowshoes
- 24" snow blower

History of Home & Property Improvements

(information & dates provided by homeowner)

- 1973 - Full restoration of Log portion, including placement on cement block foundation.
- 1986 - Addition added, using Post and Beam Construction
- 1999 - November, McLeod's purchased property.
- 1999 - New Fireplace Insert and 6" stainless chimney pipe in log cabin
- 1999 - November, installation of sprung Pool Cover
- 1999 - November, installation of electric/ cedar Sauna
- 1999 - December, a comprehensive Replacement Cost analysis of home completed by Canadian Underwriting Services Ltd. Primary heating is electric baseboards from 200 amp service. Romex wiring throughout. Burglar, heat & smoke and low temperature alarm monitoring from Trent Security.
- 2000 - April, all new Power Transmission Poles (7) from highway
- 2000 - Sept. New Regency F-3100 free standing Fireplace and smoke pipes, using firebrick chimney, in kitchen area
- 2001 - Installation of small-sized version of solar Pool heating system and new sand filter
- 2001 - Installation of new Carpet in Sun Room
- 2002 - April, completion of new 2 story Garage, Game Room and Propane Fireplace (Building permit issued Dec 11, 2001). 730 square feet each level, on concrete pad with steel roof, board and batten and vinyl siding on frame construction. Fully completed on second floor with carpet, drywall, T&G pine ceiling and balcony.
- 2002 - Fall, new asphalt shingles on Log cabin and north side of Addition
- 2003 - New 2-Pair telephone line from highway to home.
- 2004 - Commenced 20 year Managed Forest Tax Plan, audit passed and renewed in 2008 for 5 years
- 2004 - New Cedar decks 666 sq ft.
- 2006 - New windows in Sunroom and Main Bedroom
- 2007 - New Out Building/Shed
- 2008 - Renewed Forest Management Plan for 5 years, expire 2013
- 2008 - New pressure tank for well water
- 2009 - New ash hardwood floors in 2 easterly Bedrooms
- 2010 - New bamboo floor upstairs Halls and Office
- 2011 - New electric Hot Water Tanks (40 gallon Main and 2 gallon in upstairs bathroom)
- 2011 - New porcelain Tile Floors on main level, plus under-tile electric heating in kitchen and bathroom area
- 2011 - New asphalt shingles on steep south facing roof of Addition
- 2011 - Updated insulation and vapour barrier in crawl space and basement
- 2012 - March, EcoEnergy Audit completed - final score of 65
- 2013 - Installed plastic Culvert, improved dam for beaver pond
- 2013 - Resurfacing with gravel and grading of property road, .5 km in length

History of Home & Property Improvements - continued:

(information & dates provided by homeowner)

- 2013 - Renewed Forest Management Plan for 10 years, expire 2023
- 2013 - New vinyl casement windows for Main Bedroom & basement, 4 Thermopane's for Sunroom
- 2013 - New Exterior Post & Beam Front Entrance
- 2014 - February, new Pellet Stove and 4" chimney liner in Log home portion
- 2015 - July, new kitchen Appliances, solid surface Counters and Back splash
- 2015 - New asphalt shingles on roof above screen porch
- 2016 - Septic system pumped and found in good shape.
- 2017 - New Tile Shower Stall and Glass Enclosure
- 2017 - Uniden Directional Antenna system for Cell Tower (this has been disconnected - tower still up, but booster box has a fault - they find they haven't needed it recently due to the new tower in area)
- 2018 - Major Renovations - New roof on home, and repair sloping roof, 9 - New Gentek Regency series vinyl windows, New pool liner, New pool solar water panels and electronic controls for water circulation, New pool water lines and sand filter, New pool concrete deck, pool house, cedar deck extension, patio stones, brick walkways, screened Pergola
- 2019 - Repainted home and garage exterior
- 2019 - New well water Pump
- 2019 - New Central Vac motor
- 2020 - Septic system pumped and found in good shape
- 2020 - Well water tested. Passed.
- 2020 - Road re-landscaped to divert water and 9 loads of gravel laid down
- 2020 - Power line break repaired, and key trees cleared due to storm damage.
- 2021 - Power lines cleared back, extensive work through cedar grove
- 2021 - Road widened by mid-way pond and 1 load of gravel after 3 loads of clay added to base.
- 2021 - New 2 gallon hot water tank, upstairs bathroom,
- 2021 - New well pump, delivery lines and pressure tank
- 2022 - WIFI Tower Installation
- 2023 - Renewed Forest Management Plan for 20 years, expire 2043, Progress Report required in 2028, Update & renewal in 2033
- 2023 - April 18, Stainless chimney insert 6", for kitchen fireplace.
- 2023 - New vinyl interior Ceiling & lights in Screen Porch.
- 2023 - Pruned Maple trees, etc.
- 2024 - February - Ductless Heat-pump system for garage upstairs, 10 year warranty. Propane fireplace removed.
- 2024 - March - 2 Ductless Heat-pump units for home, compressor sized for 3 units, 10 year warranty
- 2024 - Septic system pumped, found all good.
- 2024 - New sprung Pool Cover
- 2025 - New swimming Pool pump motor

Ice Storm in April 2025

- 2025 - April - Brush around powerline cleared for the full length. Spliced line near transformer.
- 2025 - April - new telephone line from transformer pole to 2nd pole east. Junction installed on 2nd pole.
- 2025 - May - extensive pruning of trees south and west of home.

Service Providers & Utility Costs:

- Hydro - Hydro One - approx \$365/month
- Pellet Stove - approx 30 bags of pellets in 2025/2026 winter season
- Alarm system - - approx \$24/month for monitoring
- Telephone (landline) - Bell Canada - approx. \$34/month
- Internet - RuralLynx - approx. \$60/month (signal from tower at the corner of Cty Rd 44 & Cty Rd 46)
- Property Taxes - 2025 - \$4,211.63
- Home Insurance - Commonwell Mutual Insurance Group - approx. \$5,080/year
- Heat Pump Servicing - Rene's Total Home Comfort (Campbellford)
- Electrician - Larry Dunford Electric (Havelock)
- Plumber - Kelly Pro Plumbing (Campbellford)
- Septic Pumping - Gordon Munro Septic Services (Havelock)
- Outdoor Equipment Servicing (chainsaw, lawnmower, snowblower etc) - Belmont Engine Repair (Havelock)
- ATV, boat motor repair - Dunford's Power Sports (Havelock)
- Road Grading & Gravel - Neil Johnston Excavating & Concrete
- Tree Pruning & Removal - Van Till Tree Care (Havelock)
- Yard Maintenance - Complete Yard Care
- Firewood Splitter Rental - Nicholson Brothers Rentals (Campbellford)
- Recreational Vehicles - Dee Jay Trailers & Supplies (Havelock)
- Tires/Auto Repair - King Automotive (Campbellford), #7 Auto Plaza (Havelock)

Property Operating Details

The homeowners have put together a number of instructional guides to assist the new owner familiarizing themselves with the property, facilities and amenities. These guides will be provided to the new owner and include:

- Pool Operation - Opening
- Pool Operation - Maintenance
- Pool Operation - Winterizing
- Pool - C Mineral Use
- Managed Forest Information
- Pergola Screen Installation/Removal
- Pellet Stove Maintenance
- Laneway Snow Removal
- Lawn Mowing

The recent addition (2024) of a high efficiency ductless heat pump system in the home and garage, provides year round automated comfort and minimal workload. The two fireplaces and baseboard heaters now provide supplementary heating for extremely cold weather (-15C).

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