



“...not of an age, but for all time...” – Ben Jonson



**STONE MILLS HOUSE**  
**PRINCE EDWARD COUNTY**  
**Presented by**  
**Laurie Gruer & Sam Simone**



EXCLUSIVE AFFILIATE OF  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

*Welcome to the Stone Mills House! This Prince Edward County landmark, of considerable historical significance, sits on an extraordinary lot adjacent to the Glenora Ferry. It features 325 feet of waterfront, remarkable panoramic views in three directions, and a history unmatched by any other area property.*

*The original 1812 stone house was built by Loyalist Peter Van Alstine and was once home to Canada's first prime minister, John A. MacDonald. In 1990, great care was taken in executing a total renovation and substantial addition to preserve the special character and unique charm, and to take full advantage of this private setting below the Lake on the Mountain.*

*An expansive main floor opens to several terraces and gardens. The second floor features a family area of three bedrooms and a sitting room/library, and a completely separate master suite overlooking the Reach.*

*The carriage house has bays for two cars and a second floor loft full of potential! Its thoughtful siting creates a charming courtyard adjacent to the house.*

*This is a special property – and a remarkably special opportunity.*

### MAIN LEVEL

<b>Living Room:</b>	<b>19'3" x 18'9"</b> <b>5.87m x 5.72m</b>	<b>Tile radiant heated floor, beamed ceiling, pot lights, wood burning fireplace with antique mantle, French doors, walk-outs to side and rear yards, overlooks water.</b>
<b>Dining Room:</b>	<b>18'9" x 13'3"</b> <b>5.72m x 4.04m</b>	<b>Tile radiant heated floor, pot lights, beamed ceiling, overlooks water, combined with Sitting Room.</b>
<b>Sitting Room:</b>	<b>10'9" x 6'9"</b> <b>3.28m x 2.06m</b>	<b>Tile radiant heated floor, pot lights, beamed ceiling, overlooks water, overlooks rear garden, combined with Dining Room.</b>
<b>Kitchen:</b>	<b>23'1" x 17'6"</b> <b>7.04m x 5.33m</b>	<b>Tile radiant heated floor, beamed ceiling, pot lights, walk-out to front patio, overlooks water, 2 sets of double sinks, wood burning stove with stone surround, access to dining room, deep sill windows, French doors to terrace, Jenn-Air cooktop and convection oven, Kenmore refrigerator, Panasonic built-in microwave, Inglis dishwasher.</b>
<b>Family Room:</b>	<b>15'10" x 11'1"</b> <b>4.83m x 3.38m</b>	<b>Tile radiant heated floor, walk-out to side yard/courtyard, bead board ceiling, overlooks water, deep sill windows.</b>

**3-piece bathroom with tile radiant heated floor, and bead board ceiling.**

### SECOND LEVEL

<b>Master Suite:</b>	<b>19'3" x 18'9"</b> <b>5.87m x 5.72m</b>	<b>Includes: Bedroom, Sitting Room, Study, and a 5-piece ensuite bathroom. Overlooks water, overlooks garden, built-in bookcases, broadloom, wall of closets.</b>
<b>Bedroom:</b>	<b>15'6" x 11'5"</b> <b>4.72m x 3.48m</b>	<b>Broadloom, His &amp; Hers double closets, overlooks water, deep sill windows.</b>

**Bedroom:** 14'8" x 9'4" 4.47m x 2.84m Broadloom, His & Hers closets, overlooks water, deep sill windows.

**Bedroom:** 13' x 8'3" 3.96m x 2.51m Broadloom, closet, overlooks courtyard, deep sill window.

**Library:** 14'9" x 11'8" 4.50m x 3.56m Broadloom, overlooks backyard, window seat with storage, built-in bookcases, stairway to attic and belvedere.

**Laundry Room:** 8'11' x 5'5" Sink, Inglis washer, Inglis Dryer.

**3-piece bathroom**

**ADDITIONAL INFORMATION**

**Legal Description:** CON 1 SBQ PT LOT 6 RP 47R 1843 PART 1.

**Lot Size:** 325.47 feet x 161.55 feet – 1.36 acres (see survey).

**Taxes:** \$3,662.12 (2011).

**Inclusions:** Jenn-Air cooktop and convection oven (as is), Kenmore refrigerator, Panasonic built-in microwave, Inglis dishwasher, Inglis washer, Inglis dryer, all window coverings(exc. as below), all electrical light fixtures (exc. as below), all water treatment system(s).

**Exclusions:** Chandelier in upper hall, antique garage light fixture, living room curtains.

**Possession:** To Be Arranged.



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