



Compliments of: **STEVE WELLS, Sales Person: 613-284-7640**
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 Company Name: **124 RIDEAU REALTY LIMITED BROKERAGE: 613-272-5000**



2017-07-18

56 R2 ROAD, Smiths Falls K0G 1L0

ML#: **1054527**



Status: **Active** List Price: **\$819,000**
 Dist/Neigh: **819- Rideau Lakes (S Burgess)** Sub Type: **Residential**
 Municipality: **South Elmsley Twp** Fronting: **North**
 Neigh Name: **Lower Rideau Lake** # Acres:
 Lot Size: **120 ' x 341.48 ' Irregular** SqFt:
 Zoning: Seasonal:
 Zoning Desc: **RESIDENTIAL**
 Occupancy: **Owner**
 Legal Desc: **PT LT 15 CON5 SOUTH ELMSLEY PT
 128R9343&PT1,2,3,4,5,6,7,9,10&11 28R11861;S/T&T/W
 LR339593;T/W LR276666S/T8E3801;RIDEAU LAKES**

Directions/Remarks

Directions: **HWY 15 Turn onto Rideau Ferry road follow (3.4km)to Bay road turn right(north) follow to R2 (2.8km) turn left (west) follow to 56 see sign on property**

Public Remarks: **Amazing 120ft of swimmable weed free waterfront on the Lower Rideau Lake with oversized lot. This property has hand made retaining wall, 100ft concrete dock, boat lift, all from gentle slope from house. The home is two bedroom plus den upstairs with huge(26x12) living room facing the water for sunsets, which leads to your 66ft walkout deck, great for BBQ or entertaining. Nicely sized bright kitchen with all modern touches and full bathroom. 2 car garage completes upper portion of this house. In the lower part of the home is a massive rec room (31x14) with walkout patio doors also facing the water. Two more big bedrooms ,wet bar, full bathroom, cold storage, utility room and large laundry room complete down stairs. All rooms are tastefully finished ,living room and recreational room have hardwood through out. On back portion of property the owners have moved and kept original cottage,with little TLC would make great guest house.Trees line both sides of property.**

Property Information

Style:	Detached	Type:	Bungalow	Total Beds:	4	Total Baths:	2
Builder:		Model:		Beds AG:	4	FB/PR Bths:	0/0
Year Built:	2002/Unknown	#Gar:	2	Beds BG:	0	Ensuites:	
Parking Desc:	2 Garage Attached			#Cover:	2	Total Park:	12
Heat Desc:	Forced Air			Heat Fuel:	Oil		
Air Conditioning:	Central			Roof:	Asphalt Shingle		
Water Supply:	Drilled Well			# FP:		FP Fuel:	
Exterior Finish:	Brick			Sewer:	Septic Installed		
Foundation:	Slab			Construction:			
Basement Desc:	Full			Basement Dev:	Fully Finished		
Floor Covering:	Hardwood			Fire Retrofit:			
Appliances Incl:	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer						
Feat/Equip Incl:	Built-In Vacuum, Ceiling Fan, Drapery Tracks, Wet Bar						
Site Influences:	Boat Access, Deck, Fenced Yard, Lakefront, Private, Waterfront						
Neigh Influences:	Golf Nearby, Water Nearby						
Exclusions:							
Rental Equip:	NONE						
Restrictions:	Right Of Way						
Assistive Feat:							

Room Information

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
Living Rm	Main	26' x 12'	Kitchen	Main	16' x 14'	Den/Office	Main	10'6" x 9'
Sitting Rm	Lower	9' x 9'	Master Bedrm	Main	15'6" x 12'	Bedroom	Main	12' x 11'
Bedroom	Lower	13'6" x 11'	Bedroom	Lower	14' x 12'	Full Bath	Main	12' x 9'6"
Full Bath	Lower	10' x 8'	Laundry Rm	Lower	15' x 10'	Foyer	Main	9' x 8'
Recreation Rm	Lower	31' x 14'	Utility Rm	Lower	14' x 9'6"	Other	Lower	4' x 8'

Other Property Information

Assoc/POTL Fee: **\$225** Taxes/Yr: **\$5,203.00/2017** Survey/Yr:
 Fee Freq: **Annual** Assmt/Yr:

Office Information

List Office #1: **RIDEAU REALTY LIMITED, Brokerage**

Conditional/Sold/Other Information

FD: PR: CD: