



SCOTT BURNS
 Broker Of Record
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2017-12-18

1598 COUNTY ROAD 42 ROAD, Elgin K0G 1E0

ML#: 1086262

Price Change



Status: **Active**
 Dist/Neigh: **818- Rideau Lakes (Bastard) Twp**
 Municipality: **Rideau Lakes Twp**
 Neigh Name: **Phillipsville**
 Lot Size: **248 ' x 316 ' Irregular**
 Zoning:
 Zoning Desc: **Residential**
 Occupancy: **Vacant**
 Legal Desc: **PT LT 24 CON 6 BASTARD AS IN LR301343; RIDEAU LAKES**

List Price: **\$126,000**
 Sub Type: **Residential**
 Fronting: **Southwest**
 # Acres: **1.299**
 SqFt:
 Seasonal:

Directions/Remarks

Directions: **Follow County Road 42 to the village of Phillipsville (pin #1598)**

Public Remarks: **Huge potential in this charming home in the village of Phillipsville. This is not a typical village lot though as there is approx. 1.29 acres of space. Main floor of the home is open concept with hardwood floors, 2 pc bath and a separate den / office. Upstairs are three bedrooms including a huge master bedroom, all with hardwood floors and a large 5 pc bath with separate soaker tub and shower and 2nd floor laundry area. Upper and lower level decks. Brand new forced air propane furnace installed in November 2017. Steel roof and vinyl windows. Some finishing / repair work needed but with some elbow grease could be a fantastic family home. Excellent value for such a large home on a large lot and centrally located in the Township of Rideau Lakes.**

Property Information

Style: Detached	Type: 1 1/2 Storey	Total Beds: 3	Total Baths: 2
Builder:	Model:	Beds AG: 3	FB/PR Bths: 1/1
Year Built: Unknown	#Gar: 0	Beds BG: 0	Ensuites: 0
Parking Desc: Gravel		#Cover: 0	Total Park: 4
Heat Desc: Forced Air		Heat Fuel: Propane	
Air Conditioning: None		Roof: Metal	
Water Supply: Drilled Well		# FP:	FP Fuel:
Exterior Finish: Vinyl		Sewer: Septic Installed	
Foundation: Stone		Construction:	
Basement Desc: Cellar		Basement Dev: Unfinished	
Floor Covering: Hardwood, Tile		Fire Retrofit:	
Appliances Incl:			
Feat/Equip Incl:	Deck, Hydro		
Site Influences:	Golf Nearby, Recreation Nearby, Water Nearby		
Neigh Influences:			
Exclusions:			
Rental Equip: Propane Tanks			
Restrictions:			
Assistive Feat:			

Room Information

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
Living/Dining	Main	14 x 27	Kitchen	Main	14'6" x 22'8"	Den/Office	Main	10'6" x 11
Master Bedrm	2nd	15 x 23'6"	Bedroom	2nd	10'4" x 14'6"	Bedroom	2nd	10'4" x 11'10"
Bath 2-Piece	Main		Bath 5-Piece	2nd				

Other Property Information

Assoc/POTL Fee: **\$0** Taxes/Yr: **\$1,246.00/2017** Survey/Yr:

Fee Freq: **N/A** Assmt/Yr:

Office Information

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

Conditional/Sold/Other Information

FD: PR: CD:
 DOM: **21** SD: SP:
 SRD: