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1067 HWY 15 HIGHWAY, Elgin K0G 1E0

ML#: 1095421

New Listing!



Status: **Active**
Dist/Neigh: **817- Rideau Lakes (S Crosby) Twp**
Municipality: **Elgin**
Neigh Name: **Elgin**
Lot Size: **173.78 ' x 191.8 ' Irregular**
Zoning: **residential**
Zoning Desc: **residential**
Occupancy: **Owner**
Legal Desc: **PT LT 4 CON 5 SOUTH CROSBY,PT 1 28R4008T/W LR132978 RIDEAU LAKES**

List Price: **\$234,000**
Sub Type: **Residential**
Fronting: **North**
Acres:
SqFt:
Seasonal:

Directions/Remarks

Directions: **On Hwy 15 approx 30 minutes from Kingston on east side just past Jones Falls Road see realtor sign. On Hwy 15 approx 30 minutes from Smiths Falls on east side just before Jones Falls Road see realtor sign.**

Public Remarks: **Fantastic quite place in the country newer build (2013) one bedroom main floor living with loft upstairs which could be master or very large guest room. Open concept has one room flowing from one to the next. Great starter home or for couple downsizing. House shows and functions brand new, energy efficient, clean and peaceful wooded surroundings over looking professional landscaped yard with perennial gardens which can be enjoyed on beautiful wrap around deck located on 3/4 of and acre lot. Only 30 minutes from Kingston and 35 minutes from Brockville for easy commute. Stainless Steel fridge, stove and microwave are all part of asking price as well as stackable washer and dryer, this house is truly turn key ready for new owners.**

Property Information

Style: Detached	Type: 1 1/2 Storey	Total Beds: 2	Total Baths: 1
Builder:	Model:	Beds AG: 2	FB/PR Bths: 1/0
Year Built: 2013/New	#Gar: 0	Beds BG: 0	Ensuites: 0
Parking Desc: Open, Gravel		#Cover: 0	Total Park: 8
Heat Desc: Baseboard		Heat Fuel: Electricity	
Air Conditioning: None		Roof: Asphalt Shingle	
Water Supply: Drilled Well		# FP: FP Fuel: Electric	
Exterior Finish: Aluminum		Sewer: Septic Installed	
Foundation: Poured Concrete		Construction:	
Basement Desc: Low		Basement Dev: Unfinished	
Floor Covering: Laminate		Fire Retrofit:	
Appliances Incl: Dryer, Microwave, Refrigerator, Stove, Washer			
Feat/Equip Incl: Satellite Dish, Smoke Detector, Storage Shed, Window Blinds			
Site Influences: Creek Thru, Landscaped, Patio, Private, Wooded Area			
Neigh Influences: Golf Nearby, Highspeed Available, Water Nearby			
Exclusions:			
Rental Equip: N/A			
Restrictions: Unknown			
Assistive Feat:			

Room Information

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
Living Rm	Lower	17' x 10'6"	Living/Dining	Main	11'6" x 9'6"	Loft	2nd	15' x 11'10"
Master Bedrm	Main	11'3" x 11'	Bath 4-Piece	Main	7'10" x 7'6"	Foyer	Main	11'6" x 6'

Other Property Information

Assoc/POTL Fee: **\$0** Taxes/Yr: **\$1,386.00/2018** 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: **1** SD: SP:
SRD: