



STEVE WELLS
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2018-06-21

1621 COUNTY ROAD 42 ROAD, Elgin K0G 1E0

ML#: 1104503

Price Change



Status: **Active**
Dist/Neigh: **818- Rideau Lakes (Bastard) Twp**
Municipality: **Philippsville**
Neigh Name: **Philippsville**
Lot Size: **183 ' x 242 ' Irregular**
Zoning: **RESIDENTIAL**
Zoning Desc: **RESIDENTIAL**
Occupancy: **Owner**
Legal Desc: **PT LOT 23 CON 6 BASTARD PT 1 28R6626; RIDEAU LAKES**

List Price: **\$139,000**
Sub Type: **Residential**
Fronting: **South**
Acres: **1.670**
SqFt:
Seasonal:

Directions/Remarks

Directions: **FROM HWY 15 FOLLOW EAST ON TO County Rd 42 TO PHILIPPSVILLE SEE REALTOR SIGNS ON LEFT TO 1621**
Public Remarks: **Great for first time buyers or if you are looking to down size!! Three bedroom two living room home in peaceful Phillippsville on 1.67 acres with perennial gardens and beautiful lilac bushes. Tons new upgrades and improvements, newer windows, refurbished brick, fresh paint, new flooring, new tin roof, new hot water tank 2017, pellet stove WETT certified 2017. All the work is done unpack and move in!!**

Property Information

| | | | |
|--|-----------------------|--|------------------------|
| Style: Detached | Type: 2 Storey | Total Beds: 3 | Total Baths: 1 |
| Builder: | Model: | Beds AG: 3 | FB/PR Bths: 1/0 |
| Year Built: Unknown | #Gar: 0 | Beds BG: 0 | Ensuites: 0 |
| Parking Desc: Gravel | | #Cover: 0 | Total Park: 8 |
| Heat Desc: Forced Air | | Heat Fuel: Propane, Other (See Remarks) | |
| Air Conditioning: None | | Roof: Metal | |
| Water Supply: Drilled Well | | # FP: FP Fuel: | |
| Exterior Finish: Brick | | Sewer: Septic Installed | |
| Foundation: Block | | Construction: | |
| Basement Desc: Cellar | | Basement Dev: Unfinished | |
| Floor Covering: Laminate, Softwood | | Fire Retrofit: | |
| Appliances Incl: Dishwasher, Refrigerator, Stove | | | |
| Feat/Equip Incl: Hot Water Tank, Storage Shed | | | |
| Site Influences: Acreage, Flat Site, Landscaped | | | |
| Neigh Influences: Golf Nearby, Paved Road, Water Nearby | | | |
| Exclusions: WASHER, DRYER NEGOTIABLE | | | |
| Rental Equip: N/A | | | |
| Restrictions: | | | |
| Assistive Feat: | | | |

Room Information

| Room Type | Level | Dimensions | Room Type | Level | Dimensions | Room Type | Level | Dimensions |
|-----------------------|-------------|---------------------|----------------------|-------------|---------------------|-------------------|-------------|---------------------|
| Living Rm | Main | 14' x 12'6" | Living/Dining | Main | 11' x 7'9" | Great Room | Main | 15' x 12' |
| Kitchen | Main | 18'10" x 18' | Pantry | Main | 13'6" x 11' | Den/Office | 2nd | 16' x 10' |
| Master Bedrm | 2nd | 18' x 12' | Bedroom | 2nd | 16'6" x 9'6" | Bedroom | 2nd | 11'3" x 9'6" |
| Walk-In Closet | 2nd | 11'6" x 8'6" | Bath 4-Piece | Main | 8' x 6' | Foyer | Main | 16'6" x 8' |
| Workshop | Main | 17' x 14' | | | | | | |

Other Property Information

Assoc/POTL Fee: **\$0** Taxes/Yr: **\$950.00/2018** 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: **63** SD: SP:
SRD: