



STEVE WELLS
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2018-05-01

0 COUNTY ROAD 8 ROAD, Elgin K0G 1E0

ML#: 1105925

New Listing!



Status: **Active**
 Dist/Neigh: **818- Rideau Lakes (Bastard) Twp**
 Municipality:
 Neigh Name: **Philipville**
 Lot Size: **985 ' x 2886 ' Irregular**
 Zoning:
 Zoning Desc: **RESIDENTIAL**
 Occupancy: **Vacant**
 Legal Desc: **PT LOT 21CON 6 BASTARD AS IN LR310421;RIDEAU LAKES**

List Price: **\$139,500**
 Sub Type: **Residential**
 Fronting: **East**
 # Acres: **72.000**
 SqFt:
 Seasonal:

Directions/Remarks

Directions: **County road 42 east to county road 8 turn and follow approx 2 km property on left see realtor signs**
 Public Remarks: **Great place to build own home or hobby farm or use for outdoor activites, 72 acres with pond in the rear of property makes great for deer, duck geese or wild turkey barn has metal roof and is 52 ft by 40 ft large could store all toys equipment and some. Property would make ideal hunt camp.**

Property Information

Style: Detached	Type: Other	Total Beds: 0	Total Baths: 0
Builder:	Model:	Beds AG: 0	FB/PR Bths: 0/0
Year Built: 1950/Approx	#Gar: 0	Beds BG: 0	Ensuites: 0
Parking Desc: None		#Cover: 0	Total Park: 10
Heat Desc: Other (See Remarks)		Heat Fuel: Other (See Remarks)	
Air Conditioning: None		Roof: Metal	
Water Supply: None		# FP:	FP Fuel:
Exterior Finish: Wood		Sewer: None	
Foundation: None		Construction:	
Basement Desc: None		Basement Dev: None (No Basement)	
Floor Covering: Other (See Remarks)		Fire Retrofit:	
Appliances Incl:			
Feat/Equip Incl:			
Site Influences: Acreage, Hobby Farm, Water Access, Wooded Area			
Neigh Influences: Golf Nearby, Water Nearby			
Exclusions:			
Rental Equip: 0			
Restrictions:			
Assistive Feat:			

Room Information

<u>Room Type</u>	<u>Level</u>	<u>Dimensions</u>
Other	Other	52' x 40'

Other Property Information

Assoc/POTL Fee: \$0	Taxes/Yr: \$850.00/2018	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:		