



**STEVE WELLS**  
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2018-07-03

21 HALLADAY STREET, Elgin K0G 1E0

ML#: 1116166

**New Listing!**



Status: **Active**  
Dist/Neigh: **818- Rideau Lakes (Bastard) Twp**  
Municipality: **Rideau Lakes**  
Neigh Name: **Rideau Lakes**  
Lot Size: **70' x 132' Irregular**  
Zoning: **RESIDENTIAL**  
Zoning Desc: **Owner**  
Occupancy: **Owner**  
Legal Desc: **PT LT B PL 88 AS IN LR362711; RIDEAU LAKES**

List Price: **\$94,000**  
Sub Type: **Residential**  
Fronting: **North**  
# Acres:  
SqFt:  
Seasonal:

Directions/Remarks

Directions: **HWY 15 to 8 follow to Kingston street turn right ,follow to Halladay Street turn ,house is on right hand side see realtor sign.**

Public Remarks: **First time buyers this is what you have been waiting for. With little TLC this two bedroom 1.5 bath on flat good sized lot with shed/garage in back is great way to get yourself in home ownership market. Newer propane fireplace in living room helps highlight potential, must see.**

Property Information

Style: <b>Detached</b>	Type: <b>2 Storey</b>	Total Beds: <b>2</b>	Total Baths: <b>2</b>
Builder:	Model:	Beds AG: <b>2</b>	FB/PR Bths: <b>1/1</b>
Year Built: <b>1950/Unknown</b>	#Gar: <b>1</b>	Beds BG: <b>0</b>	Ensuites: <b>0</b>
Parking Desc: <b>Other (See Remarks)</b>		#Cover: <b>1</b>	Total Park: <b>8</b>
Heat Desc: <b>Baseboard, Wood Plus</b>		Heat Fuel: <b>Electricity, Wood</b>	
Air Conditioning: <b>None</b>		Roof: <b>Asphalt Shingle, Metal</b>	
Water Supply: <b>Drilled Well</b>		# FP: <b>1</b>	FP Fuel: <b>Wood</b>
Exterior Finish: <b>Aluminum, Vinyl, Wood</b>		Sewer: <b>Septic Installed</b>	
Foundation: <b>Block</b>		Construction:	
Basement Desc: <b>Crawl</b>		Basement Dev: <b>Unfinished</b>	
Floor Covering: <b>Mixed</b>		Fire Retrofit:	
Appliances Incl: <b>Dishwasher, Dryer, Refrigerator, Stove</b>			
Feat/Equip Incl: <b>Drapery Tracks, Drapes, Wood Stove</b>			
Site Influences: <b>Family Oriented, Flat Site</b>			
Neigh Influences: <b>Highspeed Available, Paved Road, Shopping Nearby, Water Nearby</b>			
Exclusions:			
Rental Equip: <b>PROPANE TANK</b>			
Restrictions: <b>Unknown</b>			
Assistive Feat:			

Room Information

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
<b>Living Rm</b>	<b>Main</b>	<b>15'5" x 11'</b>	<b>Kitchen</b>	<b>Main</b>	<b>11' x 10'</b>	<b>Eating Area</b>	<b>Main</b>	<b>11' x 8'</b>
<b>Sitting Rm</b>	<b>Main</b>	<b>15' x 11'</b>	<b>Master Bedrm</b>	<b>2nd</b>	<b>15' x 8'6"</b>	<b>Bedroom</b>	<b>2nd</b>	<b>12' x 10'</b>
<b>Bath 2-Piece</b>	<b>Main</b>	<b>5' x 5'</b>	<b>Bath 4-Piece</b>	<b>2nd</b>	<b>8' x 8'</b>	<b>Laundry Rm</b>	<b>Main</b>	<b>14' x 10'6"</b>

Other Property Information

Assoc/POTL Fee: **\$0** Taxes/Yr: **\$1,059.00/2018** 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: