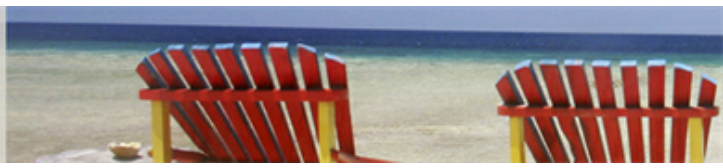




**SCOTT BURNS**  
 Broker Of Record  
 RIDEAU REALTY LIMITED, Brokerage  
 scott@rideaurealty.ca  
 http://www.rideaurealty.ca



**7733 COUNTY 42 ROAD, Elgin K0G 1E0**

**ML#: 1143745**



**Status:** Active  
**Dist/Neigh:** 817- Rideau Lakes (S Crosby) Twp  
**Municipality:** Rideau Lakes Twp  
**Neigh Name:** Crosby  
**Lot Size:** 46' x 136'  
**Zoning:**  
**Zoning Desc:** Residential  
**Legal Desc:** PT LT 22 CON 2 SOUTH CROSBY AS IN LR322735; RIDEAU LAKES

**List Price:** \$159,900  
**Sub Type:** Residential  
**Fronting:** South  
**# Acres:**  
**SqFt:**  
**Seasonal:**

Directions/Remarks

**Directions:** From Highway 15 follow to and turn onto County Road 42 (towards Westport) and follow to Pin 7733

**Public Remarks:** What a charming, loved and cared for 2 bed, 2 bath home centrally located in the Rideau Lakes area in Crosby. On the main floor you will find a bright eat in kitchen with plenty of cupboards and a door leading out to a spacious deck. There is also laundry and a 2pc bath off the kitchen. This central staircase design allows for a large living room and dining room area (current owners have the dining area set up as another living room) with beautiful laminate floors. A nice size front porch rounds out the main floor. Upstairs there are two good size bedrooms and a 4 pc bath. On top of all this there was a new drilled well and septic bed installed in 2017 and there is a large shed / workshop for plenty of extra storage. Easy commuting to everywhere including Westport, Perth, Smiths Falls, Kingston and Brockville to name a few. Great value here.....book your personal viewing today!

Property Information

<b>Style:</b>	Detached	<b>Type:</b>	1 1/2 Storey	<b>Total Beds:</b>	2	<b>Total Baths:</b>	2
<b>Builder:</b>		<b>Model:</b>		<b>Beds AG:</b>	2	<b>FB/PR Bths:</b>	1/1
<b>Year Built:</b>	Unknown	<b>#Gar:</b>	0	<b>Beds BG:</b>	0	<b>Ensuites:</b>	0
<b>Parking Desc:</b>	Gravel			<b>#Cover:</b>	0	<b>Total Park:</b>	4
<b>Heat Desc:</b>	Forced Air			<b>Heat Fuel:</b>	Propane		
<b>Air Conditioning:</b>	Central			<b>Roof:</b>	Metal	<b>FP Fuel:</b>	
<b>Water Supply:</b>	Drilled Well			<b># FP:</b>		Septic Installed	
<b>Exterior Finish:</b>	Siding, Vinyl			<b>Sewer:</b>	Septic Installed		
<b>Foundation:</b>	Stone			<b>Construction:</b>			
<b>Basement Desc:</b>	Low			<b>Basement Dev:</b>	Unfinished		
<b>Floor Covering:</b>	Laminate, Linoleum			<b>Fire Retrofit:</b>			
<b>Appliances Incl:</b>	Dishwasher, Dryer, Freezer, Refrigerator, Stove, Washer						
<b>Site Influences:</b>	Hydro, School Bus						
<b>Neigh Influences:</b>	Golf Nearby, Recreation Nearby, Shopping Nearby, Water Nearby						
<b>Rental Equip:</b>	Propane Tanks, Culligan Water Treatment System						

Room Information

<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>
KITCH	Main	13 x 17	DINRM	Main	10 x 17	LIVRM	Main	10 x 17
BATH2	Main		MBED	2nd	9'10" x 17	BEDRM	2nd	9'10" x 9'10"
PORCH	Main	5'7" x 17'8"				BATH4	2nd	

Other Property Information

**Assoc/POTL Fee:** \$0  
**Fee Freq:** N/A  
**Taxes/Yr:** \$1,418.00/2018  
**Assmt/Yr:**  
**Survey/Yr:**

Office Information

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