



2019-06-21

1602 COUNTY RD 42 ROAD, Elgin K0G 1E0

ML#: 1156454



Status: Active
Dist/Neigh: 818- Rideau Lakes (Bastard) Twp
Municipality: Philipsville
Neigh Name: Philipsville
Lot Size: 161' x 0'
Zoning: Residential
Zoning Desc: Residential
Legal Desc: PT LT 24 CON 6 BASTARD BEING PART 1-3 28R14353 TOWNSHIP OF RIDEAU LAKES

List Price: \$249,900
Sub Type: Residential
Fronting: South
Acres: 5.057
IrreguSqFt:
Seasonal:

Directions/Remarks

Directions: Take County Rd 42 to Philipsville - Pin # 1602

Public Remarks: The best of both worlds, classic character and modern living. Sitting on 5 acres, this century home has been renovated and updated to today's standards while retaining its unique character and charm. This home received an extensive multi-year renovation inside which involved taking it back to the studs, and updating with all new insulation, drywall, copper plumbing and electrical. The original hardwood trim and baseboards were painstakingly removed, labeled and reinstalled; the flame maple hardwood floors were uncovered and refinished. Windows were replaced with custom-made trim retaining the classic exterior aesthetic. Tiled bathrooms and a new large kitchen featuring solid oak countertops and built-in stainless appliances complete the look and feel of this spacious home. Relax by the creek running through the property, with its own waterfall and bridge. 10 minutes from Big Rideau Lake and 45 minutes to Kingston! This house is a must see, so call today to book your private viewing!

Property Information

Style: Detached	Type: 2 Storey	Total Beds: 4	Total Baths: 2
Builder: Unknown	Model: 1	Beds AG: 4	FB/PR Bths: 1/1
Year Built: Unknown	#Gar: 1	Beds BG: 0	Ensuites: 0
Parking Desc: 1 Garage Attached, Gravel		#Cover: 0	Total Park: 6
Heat Desc: Radiant		Heat Fuel: Oil	
Air Conditioning: None		Roof: Metal	
Water Supply: Drilled Well		# FP:	FP Fuel:
Exterior Finish: Brick		Sewer: Septic Installed	
Foundation: Stone		Construction:	
Basement Desc: Full		Basement Dev: Unfinished	
Floor Covering: Hardwood, Tile		Fire Retrofit:	
Appliances Incl: Built/In Oven, Cooktop, Dishwasher, Dryer, Microwave, Refrigerator, Washer			
Site Influences: Acreage, Wooded Area			
Neigh Influences: Golf Nearby, Shopping Nearby, Water Nearby			
Rental Equip: None.			

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
KITCH	Main	16'2" x 18'6"	LIVRM	Main	20'3" x 14'11"	DINRM	Main	11'1" x 17'11"	MUDRM	Main	11'7" x 11'
LAUND	Main	8'5" x 10'4"	BATH2	Main		MBED	2nd	14' x 11'8"	BEDRM	2nd	11'2" x 8'4"
BEDRM	2nd	14'2" x 10'9"	BEDRM	2nd	8' x 11'4"	BATH3	2nd				

Other Property Information

Assoc/POTL Fee: \$0
Fee Freq: N/A
Taxes/Yr: \$1,800.00/2019
Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

FD:
DOM:
SRD:
PR:
SD:
CD:
SP: