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2020-01-28 **1611 COUNTY RD 42 ROAD, Elgin K0G 1E0** **ML#: 1179541**

New Listing!



Status: Active
Dist/Neigh: 818- Rideau Lakes (Bastard) Twp
Municipality: Rideau Lakes Twp
Neigh Name: Phillippsville
Lot Size: 103 ' x 0 '
Zoning:
Zoning Desc: Residential
Legal Desc: PT LT 23 CON 6 BASTARD PT 1, 2 AND 3 28R4398; RIDEAU LAKES

List Price: \$199,900
Sub Type: Residential
Fronting: North
Acres: 1.130
IrreguSqFt:
Seasonal:

Directions/Remarks

Directions: Phillippsville is 2 km Northwest of Delta on County Road 42 or 2 km Southeast of Forfar.
Public Remarks: Come home and enjoy the quiet village of Phillippsville. Only 10 minutes from Big Rideau Lake. This century home is full of character, just needs a handyman to give it some final touches. Large covered area and small workshop at the back of the property. Large propane heated workshop attached to the house that could be converted into a garage. 2 bedrooms upstairs with the possibility of a 3rd. Beautiful backyard includes annual Asparagus and Raspberries. House has 200 amp service and a renovated Kitchen. Don't miss seeing this one!! Call and book a showing today.

Property Information

Style:	Detached	Type:	2 Storey	Total Beds:	2	Total Baths:	1
Builder:		Model:		Beds AG:	2	FB/PR Bths:	1/0
Year Built:	Unknown	#Gar:	0	Beds BG:	0	Ensuites:	0
Parking Desc:	Interlock			#Cover:	1	Total Park:	4
Heat Desc:	Forced Air, Heat Pump			Heat Fuel:	Electricity, Propane		
Air Conditioning:	Heat Pump			Roof:	Metal		
Water Supply:	Drilled Well			# FP:	1	FP Fuel:	Gas
Exterior Finish:	Brick, Metal			Sewer:	Septic Installed		
Foundation:	Stone			Construction:			
Basement Desc:	Cellar			Basement Dev:	Unfinished		
Floor Covering:	Hardwood, Laminate			Fire Retrofit:			
Appliances Incl:	Dryer, Microwave, Refrigerator, Stove, Washer						
Feat/Equip Incl:	Smoke Detector, Storage Shed						
Site Influences:	Flat Site, Highway Access, Hydro, No Rear Neighbours						
Neigh Influences:	Paved Road, Water Nearby						
Rental Equip:	Water Heater						

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
DINRM	Main	12'9" x 11,7"	LIVRM	Main	11'7" x 22'2"	KITCH	Main	11' x 12'	MBED	2nd	12'1" x 13'5"
BEDRM	2nd	9' x 12'	BATH3	2nd	8'9" x 10'8"	WKSHP	Main	30'6" x 23'7"	LAUND	Main	9'6" x 9'9"

Other Property Information

Assoc/POTL Fee: \$0 **Taxes/Yr:** \$1,523.00/2019 **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: 6 **SD:** **SP:**
SRD: