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04-May-2021

56 PERTH STREET, Elgin K0G 1E0

ML#: 1235679

New Listing!



Status: Active
Dist/Neigh: 818- Rideau Lakes (Bastard) Twp
Municipality: Elgin
Neigh Name: 72 ' x 130 '
Lot Size: 72 ' x 130 '
Zoning: RESIDENTIAL
Zoning Desc: RESIDENTIAL
Legal Desc: PT LT 46 PL 88 AS IN LR268450;RIDEAU LAKES

List Price: \$449,000
Sub Type: Residential
Fronting: East
Acres:
IrreguSqFt:
Seasonal:

Directions/Remarks

Directions: From Hwy 15 from Smiths Falls turn left on Perth street follow to realtor sign, property on right

Public Remarks: Nestled in the small quaint village of Elgin is this hidden gem. Fully updated from top to bottom. 3 oversized bedrooms & 2.5 bathrooms. Many upgrades including new floors (radiant heat), windows & doors, heating system lights & cupboards. Kitchen(quartz countertops) & dining room are both very spacious & are a focal point of main floor as well as the huge living area with propane fireplace. Primary bedroom has both a walk in closet & ensuite bath (4pc). Laundry is conveniently located upstairs. Generous sized deck (30' X 12' 6") in private back yard. Barn/Garage in back could be used for cars, lawn equipment, workshop etc. Elgin offers Pharmacy, Doctors, Grocery Store, Bank, Library, LCBO, schools & much more. Many lakes & trails near by & high speed is also available. Only 30 short minutes to Brockville /Kingston. No pre-emptive offers & no conveyance of written offers until 4:00pm on May 10th, 2021 and all offers must be submitted by 1:00pm with 24 hr irrevocable as per form 244.

Property Information

Style:	Detached	Type:	2 Storey	Total Beds:	3	Total Baths:	3
Builder:		Model:		Beds AG:	3	FB/PR Bths:	2/1
Year Built:	Unknown	#Gar:	2	Beds BG:	0	Ensuites:	1
Parking Desc:	Other (See Remarks)			#Cover:	2	Total Park:	6
Heat Desc:	Radiant			Heat Fuel:	Electricity, Propane		
Air Conditioning:	None			Roof:	Asphalt Shingle		
Water Supply:	Drilled Well			# FP:	1	FP Fuel:	Gas
Exterior Finish:	Vinyl			Sewer:	Septic Installed		
Foundation:	Stone			Construction:			
Basement Desc:	Cellar			Basement Dev:	Unfinished		
Floor Covering:	Hardwood			Fire Retrofit:	N/A		
Feat/Equip Incl:	Ceiling Fan						
Site Influences:	Deck						
Neigh Influences:	Golf Nearby, Highspeed Available, Shopping Nearby, Water Nearby						
Rental Equip:	N/A						
Restrictions:	Unknown						

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
KITCH	Main	18'8" x 13'6"	DINRM	Main	22'5" x 13'6"	LIVRMFP	Main	29' x 10'3"	FOYER	Main	5'5" x 5'
PRBED	2nd	16'10" x 13'10"	BEDRM	2nd	22'5" x 9'10"	BEDRM	2nd	13'10" x 9'8"	ENS4PC	2nd	13'10" x 8'10"
BATH4	2nd	10'7" x 7'4"	BATH2	Main	7'4" x 3'4"	WALKIN	2nd	13'10" x 7'	LAUND	2nd	10'10" x 4'5"
STORE	Main	12' x 3'									

Other Property Information

Assoc/POTL Fee: \$0
Fee Freq: N/A
Multimedia URL: <https://tours.andrewkizell.com/1823443>
Taxes/Yr: \$1,578.00/2020
Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

FD:
DOM: 1
SRD:
PR:
SD:
CD:
SP:

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