



260 HARTS GRAVEL ROAD, Elgin K0G 1E0

ML#: 1244995

New Listing!



Status: Active
Dist/Neigh: 817- Rideau Lakes (S Crosby) Twp
Municipality: Elgin
Neigh Name: 345.6 ' x 200 '
Lot Size: 345.6 ' x 200 '
Zoning: Residential
Zoning Desc: Residential
Legal Desc: PT LT 10 CON 2 SOUTH CROSBY PT 1 & 2, 28R6265; RIDEAU LAKES

List Price: \$449,000
Sub Type: Residential
Fronting: West
Acres:
SqFt:
Seasonal:

Directions/Remarks

Directions: From Hwy. 15 turn onto Smiths Rd. - Left onto Harts Gravel Rd. - Follow to Pin #260 (Corner of Harts Gravel Rd. and Summers Rd.).

Public Remarks: Welcome to your country oasis at 260 Harts Gravel Rd located just outside of Elgin. The 4-bedroom, 3-bath homes sits on a beautiful lot with a large yard, circular driveway, raised garden beds, and a storage shed. Inside you will find a beautifully renovated home complete with all new windows (lifetime transferable warranty). On the main level you will find a newly renovated eat-in kitchen complete with a gas stove and built-in oven. Be prepared to host lots of family dinners with a separate dining room with a cozy gas fireplace. Completing the main level is your living room, rec. room, laundry room, and a 2-piece bath. Upstairs includes 4 generously sized bedrooms with the primary bedroom and your very own 4-piece ensuite. There is also a deck off of the 2nd level to sit and relax after a busy day. House is serviced via a well and septic, and heated with a combo propane/wood furnace. Call today to book your private viewing! No conveyance of offers prior to 2:00 pm on June 11, 2021.

Property Information

Style:	Detached	Type:	2 Storey	Total Beds:	4	Total Baths:	3
Builder:		Model:		Beds AG:	4	FB/PR Bths:	2/1
Year Built:	1993/Approx	#Gar:	0	Beds BG:	0	Ensuites:	1
Parking Desc:	Gravel			#Cover:	0	Total Park:	6
Heat Desc:	Forced Air			Heat Fuel:	Propane, Wood		
Air Conditioning:	None			Roof:	Asphalt Shingle		
Water Supply:	Drilled Well			# FP:	1	FP Fuel:	Gas
Exterior Finish:	Vinyl			Sewer:	Septic Installed		
Foundation:	Poured Concrete			Construction:			
Basement Desc:	Full			Basement Dev:	Unfinished		
Floor Covering:	Hardwood, Laminate, Tile			Fire Retrofit:	N/A		
Appliances Incl:	Dishwasher, Refrigerator, Stove						
Feat/Equip Incl:	Ceiling Fan, Hot Water Tank, Storage Shed						
Site Influences:	Deck						
Neigh Influences:	Golf Nearby, Highspeed Available						
Exclusions:	Washer/dryer						
Rental Equip:	Propane tank						

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LIVRM	Main	17'4" x 13'2"	KITCH	Main	14' x 18'	DINRM	Main	11'5" x 17'5"	RECRM	Main	13'3" x 11'7"
LAUND	Main	5'6" x 6'11"	BATH2	Main		FOYER	2nd	12'5" x 11'6"	PRBED	2nd	17'8" x 13'3"
BEDRM	2nd	13'2" x 10'7"	BEDRM	2nd	10'6" x 13'4"	BEDRM	2nd	12'7" x 10'4"	ENS4PC	2nd	
BATH3	2nd										

Other Property Information

Assoc/POTL Fee: \$0
Fee Freq: N/A
Taxes/Yr: \$2,537.00/2020
Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

FD:
DOM: 0
SRD:
PR:
SD:
CD:
SP:

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