



**25-Jun-2021** **425 SIMPSON ROAD, Elgin K0G 1E0** **ML#: 1248145**



**Status:** Active  
**Dist/Neigh:** 817- Rideau Lakes (S Crosby) Twp  
**Municipality:** Elgin  
**Neigh Name:** 2475 ' x 0 '  
**Lot Size:** 2475 ' x 0 '  
**Zoning:** Residential  
**Zoning Desc:** Residential  
**Legal Desc:** LT 3 CON 10 SOUTH CROSBY LYING N & S OF FORCED RD; S/T LR121104 TOWNSHIP OF RIDEAU LAKES

**List Price:** \$649,900  
**Sub Type:** Residential  
**Fronting:** Northeast  
**# Acres:** 141.300  
**IrreguSqFt:**  
**Seasonal:**

Directions/Remarks

**Directions:** From Hwy. 15 turn onto Jones Falls Rd. - Left onto Simpson Rd. - Follow to Pin # 425

**Public Remarks:** What a beautiful private country setting with a charming 3 bed, 1 bath home on just over 140 acres. There is a nice mix of open fields & wooded/bush areas & a beautiful large yard greets you as you pull in the driveway. You immediately notice that classic farm house feel when you walk in including some nice updates completed. Main floor consists of a large eat in kitchen, cozy enclosed porch, excellent size living room with lots of natural light & a generous size den/office...or perhaps could be a separate family room or even potentially could be converted to your main floor master bedroom if you so choose. There is also a nice size 4 pc bath (includes laundry area). Upstairs there are 3 bedrooms & one includes a walk through dressing area & there is also a walk in closet. The attached 17x23 workshop with radiant in floor heat is a dream work space & there are 2 huge rooms in the attic making for great storage.

Property Information

|                          |  |               |          |                       |                  |                     |     |
|--------------------------|--|---------------|----------|-----------------------|------------------|---------------------|-----|
| <b>Style:</b>            | Detached                                       | <b>Type:</b>  | 2 Storey | <b>Total Beds:</b>    | 3                | <b>Total Baths:</b> | 1   |
| <b>Builder:</b>          |  | <b>Model:</b> |          | <b>Beds AG:</b>       | 3                | <b>FB/PR Bths:</b>  | 1/0 |
| <b>Year Built:</b>       | 1878/Approx                                    | <b>#Gar:</b>  | 0        | <b>Beds BG:</b>       | 0                | <b>Ensuites:</b>    | 0   |
| <b>Parking Desc:</b>     | Open, Gravel                                   |               |          | <b>#Cover:</b>        | 0                | <b>Total Park:</b>  | 10  |
| <b>Heat Desc:</b>        | Forced Air                                     |               |          | <b>Heat Fuel:</b>     | Oil, Wood        |                     |     |
| <b>Air Conditioning:</b> | None   |               |          | <b>Roof:</b>          | Metal            |                     |     |
| <b>Water Supply:</b>     | Drilled Well                                   |               |          | <b># FP:</b>          |                  | <b>FP Fuel:</b>     |     |
| <b>Exterior Finish:</b>  | Vinyl  |               |          | <b>Sewer:</b>         | Septic Installed |                     |     |
| <b>Foundation:</b>       | Poured Concrete                                |               |          | <b>Construction:</b>  |                  |                     |     |
| <b>Basement Desc:</b>    | Crawl, Part                                    |               |          | <b>Basement Dev:</b>  | Unfinished       |                     |     |
| <b>Floor Covering:</b>   | Laminate, Vinyl                                |               |          | <b>Fire Retrofit:</b> | N/A              |                     |     |
| <b>Appliances Incl:</b>  | Dishwasher, Dryer, Refrigerator, Stove, Washer |               |          |                       |                  |                     |     |
| <b>Site Influences:</b>  | Acreage, Wooded Area                           |               |          |                       |                  |                     |     |
| <b>Neigh Influences:</b> | Water Nearby                                   |               |          |                       |                  |                     |     |
| <b>Exclusions:</b>       | Stand-up Freezer                               |               |          |                       |                  |                     |     |
| <b>Rental Equip:</b>     | None   |               |          |                       |                  |                     |     |
| <b>Restrictions:</b>     | Right Of Way                                   |               |          |                       |                  |                     |     |

Room Information

| Rm Type | Level | Dimensions    | Rm Type | Level | Dimensions    | Rm Type | Level | Dimensions  | Rm Type | Level | Dimensions    |
|---------|-------|---------------|---------|-------|---------------|---------|-------|-------------|---------|-------|---------------|
| LIVRM   | Main  | 12 x 19       | KITCH   | Main  | 14'9" x 17'5" | DEN     | Main  | 12'3 x 14   | EPRCH   | Main  | 5'6" x 13'8"  |
| BATH4   | Main  | 8'3" x 10'10" | FOYER   | Main  | 5'9" x 6'10"  | WKSHPP  | Main  | 17 x 22'10" | BEDRM   | 2nd   | 10'5" x 12'7" |
| BEDRM   | 2nd   | 8'4" x 10     | BEDRM   | 2nd   | 9'8" x 10'2"  | WALKIN  | 2nd   | 8'4" x 8'6" | PANT    | Main  | 4'5" x 9'4"   |

Other Property Information

**Assoc/POTL Fee:** \$0  
**Fee Freq:** N/A  
**Taxes/Yr:** \$1,808.00/2021  
**Assmt/Yr:**  
**Survey/Yr:**

Office Information

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

Conditional/Sold/Other Information

**FD:**  
**DOM:** 8  
**SRD:**  
**PR:**  
**SD:**  
**CD:**  
**SP:**

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