



**ZACH SHEA**  
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**543 SUMMERS ROAD, Elgin K0G 1E0**

**ML#: 1303776**



**Status:** Active  
**Dist/Neigh:** 817- Rideau Lakes (S Crosby) Twp  
**Municipality:**  
**Neigh Name:** Elgin  
**Lot Size:** 200 ' x 220 '  
**Zoning:**  
**Zoning Desc:** Residential  
**Possession:** TBD  
**Legal Desc:** PT LT 8 CON 1 SOUTH CROSBY PT 1, 2 & 3 28R13809; S/T EASEMENT OVER PT 2 28R13809 AS IN SC5603; RIDEAU LAKES

**List Price:** \$535,000  
**Sub Type:** Residential  
**Fronting:** Northeast  
**# Acres:**  
**Seasonal:**

Directions/Remarks

**Directions:** From Main St. in Elgin turn onto Summers Road and follow to Pin # 543.

**Public Remarks:** Looking for the charm of a century home in the country with the convenience of already being updated? Then look no further than 543 Summers Rd! Sitting on a private, 1-acre lot nestled in the country this home has already gone through an extensive renovation in 2012 which included new windows, roof, electrical, plumbing, propane furnace, insulation, etc. The main level boasts 10-foot ceilings with a kitchen, living room, dining room, and large rec. room. Upstairs you have 9-foot ceilings with 3-bedrooms and 1-bath. The bathroom conveniently includes hookups for both your washer and dryer. Home is heated via a propane furnace with a woodstove as backup, and the home is serviced via an Artesian well and a septic system. There is also the shell of a secondary home on a concrete slab foundation (approx.. 28' x 26') - A blank slate ready to be finished how you wish! Call today to book your private showing!

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> Unknown	<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> 4
<b>Heat Desc:</b> Forced Air		<b>Heat Fuel:</b> Propane	
<b>Air Conditioning:</b> None		<b>Roof:</b> Asphalt Shingle	
<b>Water Supply:</b> Other (See Remarks)		<b># FP:</b> 1	<b>FP Fuel:</b> Wood
<b>Exterior Finish:</b> Brick, Vinyl		<b>Sewer:</b> Septic Installed	
<b>Foundation:</b> Stone		<b>Construction:</b>	
<b>Basement Desc:</b> Full		<b>Basement Dev:</b> Unfinished	
<b>Floor Covering:</b> Hardwood, Laminate		<b>Fire Retrofit:</b> N/A	
<b>Appliances Incl:</b> Dishwasher, Dryer, Refrigerator, Stove, Washer			
<b>Neigh Influences:</b> Golf Nearby, Recreation Nearby, Water Nearby			
<b>Rental Equip:</b> Propane tanks			

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LIVRM	Main	13'7" x 12'7"	KITCH	Main	8'11" x 13'10"	DINRM	Main	13'6" x 12'	RECRM	Main	17'7" x 15'
FOYER	2nd	16'9" x 9'8"	PRBED	2nd	17'3" x 19'	BEDRM	2nd	13' x 11'7"	BEDRM	2nd	10'5" x 12'6"
BATH4	2nd		OTHER	Other	28' x 26'						

Other Property Information

**Assoc/POTL Fee:** \$0  
**Fee Freq:** N/A  
**Taxes/Yr:** \$2,218.00/2021  
**Assmt/Yr:**  
**Survey/Yr:**

Office Information

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

Conditional/Sold/Other Information

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