



**SCOTT BURNS**  
 Broker Of Record  
 RIDEAU REALTY LIMITED , Brokerage  
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**1435 COUNTY ROAD 8 ROAD, Chantry KOE 1G0**

**ML#: 1314225**



**Status:** Incomplete  
**Dist/Neigh:** 818- Rideau Lakes (Bastard) Twp  
**Municipality:** Rideau Lakes  
**Neigh Name:** Rideau Lakes  
**Lot Size:** 227' x 297'  
**Zoning:** Residential  
**Zoning Desc:** TBD  
**Possession:** Irregu  
**Legal Desc:** PT LT 14 CONC 6 BASTARD AS IN LR304339 S/T 15D7482; RIDEAU LAKES

**List Price:** \$724,900  
**Sub Type:** Residential  
**Fronting:** West  
**# Acres:** 1.600  
**Seasonal:**

**Directions/Remarks**

**Directions:** From Highway 15 turn onto County Rd 5, right onto County Rd 8 and follow to pin 1435 on the right. From County Rd 42 turn onto County Rd 8 in Phillippsville and follow to pin 1435 on the left.

**Public Remarks:** A home like no other! This breathtaking 1892 Victorian sits on 1.6 private acres. With detail & design, it has been lovingly restored while retaining the classic craftsmanship & upgraded modern conveniences. This is immediately evident when you enter the grand foyer or explore the living room, separate family room or dining room all boasting original woodwork, mouldings & fireplaces. The stunning kitchen is completely renovated, with character & charm still paramount. The 2nd floor includes 4 big bedrooms (one with its own balcony & original fireplace) & a beautiful 5pc bath + laundry. The 3rd floor, a former family room, is now a personal sanctuary with a huge primary bedroom & 5pc ensuite bath. Spacious yet cozy & family oriented, with tons of natural light highlighting every gorgeous feature. 2 detached garages, one with a 2nd floor currently used as a gym. Only 20min to Smiths Falls, 30min to Brockville or 45min to Kingston. Be sure to check out the video and virtual walk through.

**Property Information**

|                          |   |               |          |                       |                        |                     |     |
|--------------------------|---|---------------|----------|-----------------------|------------------------|---------------------|-----|
| <b>Style:</b>            | Detached  | <b>Type:</b>  | 3 Storey | <b>Total Beds:</b>    | 5                      | <b>Total Baths:</b> | 3   |
| <b>Builder:</b>          |   | <b>Model:</b> |          | <b>Beds AG:</b>       | 5                      | <b>FB/PR Bths:</b>  | 2/1 |
| <b>Year Built:</b>       | 1892/Approx   | <b>#Gar:</b>  | 4        | <b>Beds BG:</b>       | 0                      | <b>Ensuites:</b>    | 1   |
| <b>Parking Desc:</b>     | 1 Garage Detached, 3+ Garage Detached   |               |          | <b>#Cover:</b>        | 4                      | <b>Total Park:</b>  | 10  |
| <b>Heat Desc:</b>        | Forced Air, Heat Pump   |               |          | <b>Heat Fuel:</b>     | Oil                    |                     |     |
| <b>Air Conditioning:</b> | Heat Pump   |               |          | <b>Roof:</b>          | Asphalt Shingle, Metal |                     |     |
| <b>Water Supply:</b>     | Drilled Well  |               |          | <b># FP:</b>          |                        | <b>FP Fuel:</b>     |     |
| <b>Exterior Finish:</b>  | Wood  |               |          | <b>Sewer:</b>         | Septic Installed       |                     |     |
| <b>Foundation:</b>       | Stone   |               |          | <b>Construction:</b>  |                        |                     |     |
| <b>Basement Desc:</b>    | Cellar  |               |          | <b>Basement Dev:</b>  | Unfinished             |                     |     |
| <b>Floor Covering:</b>   | Softwood, Tile  |               |          | <b>Fire Retrofit:</b> | N/A                    |                     |     |
| <b>Appliances Incl:</b>  | Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer   |               |          |                       |                        |                     |     |
| <b>Site Influences:</b>  | Acreage, Exercise Room, Hydro, Landscaped, Private, School Bus, Treed Lot, Verandah                 |               |          |                       |                        |                     |     |
| <b>Neigh Influences:</b> | Highspeed Available, Recreation Nearby, Shopping Nearby, Water Nearby                               |               |          |                       |                        |                     |     |
| <b>Exclusions:</b>       | Personal items, wall clock, antique phone, first aid kit in 2nd floor bathroom, peg rail in nursery |               |          |                       |                        |                     |     |
| <b>Rental Equip:</b>     | None  |               |          |                       |                        |                     |     |

**Room Information**

| Rm Type | Level | Dimensions    | Rm Type | Level | Dimensions  | Rm Type | Level | Dimensions     | Rm Type | Level | Dimensions    |
|---------|-------|---------------|---------|-------|-------------|---------|-------|----------------|---------|-------|---------------|
| KITCH   | Main  | 17'6" x 11'3" | DINRM   | Main  | 15'3" x 14' | LIVRM   | Main  | 17'1" x 13'10" | FAMRM   | Main  | 14'1" x 16'2" |
| FOYER   | Main  | 12'3" x 14'1" | BATH2   | Main  |             | BEDRM   | 2nd   | 15'2" x 14'    | BEDRM   | 2nd   | 13'7" x 17'4" |
| BEDRM   | 2nd   | 12'4" x 14'6" | BEDRM   | 2nd   | 12'3" x 10' | BATH5   | 2nd   |                | PRBED   | 3rd   | 27'8" x 33'6" |
| ENS5PC  | 3rd   |               |         |       |             |         |       |                |         |       |               |

**Other Property Information**

**Assoc/POTL Fee:** \$0  
**Fee Freq:** N/A  
**Multimedia URL:** <https://youtu.be/Hv2GhY2UB8U>  
**Add Images URL:** <https://my.matterport.com/show/?m=wfrAcGBqLqc&mils=1>

**Taxes/Yr:** \$2,840.00/2022  
**Assmt/Yr:**  
**Survey/Yr:**

**Office Information**

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