



121 RIVERS EDGE Rd
Smith Falls Ontario K7A 4S4
 Smith Falls 901 - Smiths Falls Lanark
SPIS: N **Taxes:** \$2,036/2024

List: \$249,000 For: Sale

Detached **Front On:** N **Rms:** 3 + 0
Link: N **Acre:** **Bedrooms:** 3 + 0
 Bungalow **Washrooms:** 0
Lot: 66.42 x 99.93 Feet **Irreg:**
Dir/Cross St: Hwy 43 and Poonamalie Side Rd

MLS#: X12094673 **PIN#:** 052350282

Possession Remarks: TBD

Kitchens:	1 + 0	Exterior:	Vinyl Siding	Zoning:	Seasonal
Fam Rm:	N	Drive:	Front Yard	Cable TV:	
Basement:	None	Gar/Gar Spcs:	None / 0	Hydro:	
Fireplace/Stv:	N	Drive Park Spcs:	4	Gas:	
Heat:	Other / Other	Tot Prk Spcs:	4	Phone:	
A/C:	None	UFFI:		Water:	None
Central Vac:	N	Pool:	None	Water Supply:	
Apx Age:		Energy Cert:		Sewer:	None
Apx Sqft:	700-1100	Cert Level:		Spec Desig:	Unknown
Assessment:		GreenPIS:		Farm/Agr:	
POTL:		Prop Feat:		Waterfront:	Direct
POTL Mo Fee:		Golf, Lake Access, Park, River/Stream,		Retirement:	
Elevator/Lift:		Waterfront, Waterfront		Oth Struct:	
Laundry Lev:					
Phys Hdcap-Eqp:					

Water Body Name: Rideau River

Water Body Type: River

Topography: Level

Water Features: River Access

Access to Property:

Paved Road, Private Road, R.O.W. (Deeded), Year Round Private Road

Docking Type: Private

Water View: Direct

WaterfrontYN: Y

Waterfront: Direct

Shoreline: Clean

Shoreline Allowance: None

Alternative Power: None

Easements/Restrict: Other

Rural Services: Electricity Connected

Waterfront Accessory Bldgs: Not Applicable

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	21.72	x 8.56	
2	Kitchen	Main	9.91	x 12.24	
3	Br	Main	9.65	x 8.83	
4	Kitchen	Main	9.65	x 9.22	
5	Living	Main	14.14	x 12.89	
6	Br	Main	13.75	x 7.64	
7	Br	Main	10.83	x 9.22	

Client Remks: Welcome to this hidden gem on the Rideau River. Only a short drive just outside of Smiths Falls, this property is booming with potential. The waterfront is perfect for swimming with a concrete dock and stairs already installed or hop in a canoe, kayak or a small boat and explore the beautiful surroundings. Only a short trip around the river and you are on the beautiful Rideau Canal System which stretches all the way from Ottawa to Kingston connecting you to 16 different Lakes. There is currently two cottages on the property, a 1 bedroom and a 2 bedroom and both have electrical. Both cottages need some TLC, but have amazing potential. Your affordable waterfront oasis awaits you, book a showing today to see how beautiful this property truly is.

Extras:

Listing Contracted With: RIDEAU REALTY LIMITED **Ph:** 613-272-5000