



**STEVE WELLS**  
Salesperson  
RIDEAU REALTY LIMITED, Brokerage  
steve@rideaurealty.ca  
Office Ph: 613-272-5000

**121 RIVERS EDGE ROAD, Smiths Falls K7A 4S4** **ML#: 1408898**



**Status:** Active  
**Dist/Neigh:** 901- Smiths Falls  
**Municipality:** Smiths Falls  
**Neigh Name:** 100' x 100'  
**Lot Size:** 100' x 100'  
**Zoning:** Seasonal  
**Zoning Desc:** TBD  
**Possession:** TBD  
**Legal Desc:** PT LT 6 CON 5 NORTH ELMSLEY AS IN RS96363, T/W RS204658; DRUMMOND-N ELMSLEY

**List Price:** \$249,000  
**Sub Type:** Residential  
**Fronting:** North  
**# Acres:**  
**Seasonal:** Yes

Directions/Remarks

**Directions:** From Hwy 43 turn on Poonamalie Side Rd. Follow for approx. 1.5 km. Turn left onto Slater Ln, follow for 800m and then keep left onto Rivers Edge. Follow for approx 100m and property's driveway on the right. Follow all the way to the end.

**Public Remarks:** 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 or kayak and explore the beautiful surroundings. 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.

Property Information

<b>Style:</b> Detached	<b>Type:</b> Bungalow(1 Storey)	<b>Total Beds:</b> 3	<b>Total Baths:</b> 0
<b>Builder:</b> Unknown	<b>Model:</b> None	<b>Beds AG:</b> 3	<b>FB/PR Bths:</b> 0/0
<b>Year Built:</b> Unknown	<b>#Gar:</b> 0	<b>Beds BG:</b> 0	<b>Ensuites:</b> 0
<b>Parking Desc:</b> None		<b>#Cover:</b> 0	<b>Total Park:</b> 4
<b>Heat Desc:</b> Other (See Remarks)		<b>Heat Fuel:</b> Other (See Remarks)	
<b>Air Conditioning:</b> None		<b>Roof:</b> Asphalt Shingle	
<b>Water Supply:</b> None		<b># FP:</b> None	<b>FP Fuel:</b>
<b>Exterior Finish:</b> Siding		<b>Sewer:</b> None	
<b>Foundation:</b> Other (See Remarks)		<b>Construction:</b> None (No Basement)	
<b>Basement Desc:</b> None		<b>Basement Dev:</b> None (No Basement)	
<b>Floor Covering:</b> Softwood		<b>Fire Retrofit:</b> N/A	
<b>Feat/Equip Incl:</b> Furnished			
<b>Site Influences:</b> Flat Site, Hydro, Waterfront			
<b>Neigh Influences:</b> Golf Nearby, Recreation Nearby, Shopping Nearby			
<b>Rental Equip:</b> NONE			
<b>Restrictions:</b> Other (See Remarks)			
<b>Secondary Dwelling Unit (SDU):</b> No			

Room Information

<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>
LIVRM	Main	21'9" x 8'7"	KITCH	Main	9'11" x 12'3"	BEDRM	Main	9'8" x 8'10"	KITCH	SDU	9'8" x 9'3"
LIVRM	SDU	14'2" x 12'11"	BEDRM	SDU	13'9" x 7'8"	BEDRM	SDU	10'10" x 9'3"			

**Pets Allowed:**

Other Property Information

**Taxes/Yr:** \$2,036.00/2024 **Assmt/Yr:**  
**Assoc/POTL Fee:** \$170.00/Year includes Other (Describe) **Survey/Yr:**

Office Information

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

Conditional/Sold/Other Information

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