



STEVE WELLS
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29-Oct-2024 **1903 HIGHWAY 15 HIGHWAY, Elgin K0G 1E0** **ML#: 1418015**

New Listing!



Status: Active
Dist/Neigh: 817- Rideau Lakes (S Crosby) Twp
Municipality: Elgin
Neigh Name: 3379.2' x 2745.6' Irregular
Lot Size: Irregular
Zoning: RU
Zoning Desc: Flexible
Possession: Flexible
Legal Desc: PT LT 8-9 CON 3 SOUTH CROSBY PT 5 & 7, 28R5731 EXCEPT PT 1 28R13412, PT 2 28R12986 AND PTS 1, 2 & 3 28R12985 ; S/T LR347125 SUBJECT TO AN EASEMENT IN GROSS OVER PT 2 28R14003 IN FAVOUR OF HYDRO ONE NETWORKS INC. AS IN LE48217 TOWNSHIP OF RIDEAU LAKES

List Price: \$949,000
Sub Type: Residential
Fronting: West
Acres: 140.000
Seasonal:

Directions/Remarks

Directions: From Portland, head south on Highway 15 for approximately 16 Km. Property will be on the left hand side, see realtor sign.

Public Remarks: Discover this charming lime stone farmhouse located just outside of Elgin on approximately 140 acres, 80 acres of it being tillable land. This 5 bedroom home has been strategically upgraded to include an in-law suite. The main portion of the house features 3 bedrooms + den (that is currently being used as a bedroom) and 1 & 1/2 baths. The in-law suite includes 2 bedrooms and 1 bath. In addition, this property features two large barns with electrical and water. Upgrades to this property include: Steel roof (2022), x2 Furnaces (2022), Electrical (2022), a portion of the plumbing (2022), spray foamed basement (2022), new windows (2022), new siding with insulation added (2022) and a new septic will be going in next month (November 2024). This property is a must see, call today to book a showing!

Property Information

Style: Detached	Type: 2 Storey	Total Beds: 5	Total Baths: 3
Builder: Unknown	Model: 0	Beds AG: 5	FB/PR Bths: 2/1
Year Built: Unknown	#Gar: 0	Beds BG: 0	Ensuites: 0
Parking Desc: Gravel		#Cover: 0	Total Park: 10
Heat Desc: Forced Air		Heat Fuel: Propane	
Air Conditioning: None		Roof: Metal	
Water Supply: Drilled Well		# FP:	FP Fuel:
Exterior Finish: Brick, Siding		Sewer: Septic Installed	
Foundation: Stone		Construction:	
Basement Desc: Full, Low		Basement Dev: Unfinished	
Floor Covering: Mixed		Fire Retrofit: N/A	
Appliances Incl: 2 Stoves, 2 Fridges			
Site Influences: Barn, Farm, Flat Site			
Neigh Influences: Golf Nearby, Water Nearby			
Exclusions: Tenants personal items, Washer, dryer			
Rental Equip: Propane Tanks			
Restrictions: Easement			
Secondary Dwelling Unit (SDU): Yes			

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LIVRM	Main	14'1" x 16'2"	KITCH	Main	14'7" x 9'1"	BATH2	Main	14'10" x 7'10"	DEN	Main	14'10" x 15'5"
BEDRM	2nd	14'2" x 12'0"	BEDRM	2nd	12'4" x 10'3"	BEDRM	2nd	12'0" x 13'5"	KITCH	SDU	11'9" x 7'10"
DINRM	SDU	14'1" x 9'4"	BEDRM	SDU	11'7" x 10'9"	FAMRM	SDU	11'3" x 15'9"	BEDRM	SDU	11'2" x 10'7"
BATH3	SDU	8'11" x 5'2"									

Pets Allowed:

Other Property Information

Taxes/Yr: \$2,152.00/2023 **Assmt/Yr:** **Survey/Yr:**
Assoc/POTL Fee: \$0.00

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

FD: **PR:** **CD:**
DOM: 1 **SD:** **SP:**
SRD: