



**1903 HIGHWAY 15 Hwy** **List: \$869,000 For: Sale**  
**Rideau Lakes Ontario K0G 1E0**  
 Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp Leeds and Grenville  
**SPIS: N** **Taxes: \$2,152/2023**

Detached **Front On: W** **Rms: 7 + 0**  
**Link: N** **Acre: 100+** **Bedrooms: 5 + 0**  
 2-Storey **Washrooms: 3**  
 1x4, 1x3, 1x2

**Lot: 3379.2 x 2745.6 Feet Irreg: 1**  
**Dir/Cross St:**  
 From Portland, head south on Highway 15 for approximately 16 Km. Property will be on the left hand side, see realtor sign.

**MLS#: X9768565** **PIN#: 442830266**  
**Possession Remarks:** Flexiable

<b>Kitchens:</b> 1 + 0	<b>Exterior:</b> Brick / Other	<b>Zoning:</b> RU
<b>Fam Rm:</b> Y	<b>Drive:</b> Front Yard	<b>Cable TV:</b>
<b>Basement:</b> Full / Unfinished	<b>Gar/Gar Spcs:</b> Other / 0	<b>Hydro:</b>
<b>Fireplace/Stv:</b> N	<b>Drive Park Spcs:</b> 10	<b>Gas:</b>
<b>Heat:</b> Forced Air / Propane	<b>Tot Prk Spcs:</b> 10	<b>Phone:</b>
<b>A/C:</b> None	<b>UFFI:</b>	<b>Water:</b> Well
<b>Central Vac:</b> N	<b>Pool:</b> None	<b>Water Supply:</b> Drilled Well
<b>Apx Age:</b>	<b>Energy Cert:</b>	<b>Sewer:</b> Septic
<b>Apx Sqft:</b>	<b>Cert Level:</b>	<b>Spec Desig:</b> Unknown
<b>Assessment:</b>	<b>GreenPIS:</b>	<b>Farm/Agr:</b>
<b>POTL:</b>	<b>Prop Feat:</b> Family Room, Golf	<b>Waterfront:</b>
<b>POTL Mo Fee:</b>		<b>Retirement:</b>
<b>Elevator/Lift:</b>		<b>Oth Struct:</b> Aux Residences, Barn
<b>Laundry Lev:</b>		
<b>Phys Hdcap-Eqp:</b>		

**Topography:** Level **Easements/Restrict:** Easement

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	14.07	x 16.14	
2	Kitchen	Main	14.57	x 9.06	
3	Bathroom	Main	14.83	x 7.81	
4	Den	Main	14.83	x 15.39	
5	Br	2nd	14.14	x 11.98	
6	Br	2nd	12.3	x 10.24	
7	Br	2nd	11.98	x 13.39	
8	Kitchen		11.75	x 7.81	
9	Dining		14.07	x 9.32	
10	Br		11.58	x 10.73	
11	Family		11.22	x 15.75	
12	Br		11.15	x 10.56	
13	Bathroom		8.89	x 5.15	

**Client Remks:** 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 suit. 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!, Flooring: Mixed

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