



**656 County Rd 11 Rd** **List: \$949,000 For: Sale**  
**Stone Mills Ontario K7R 3L2**  
 Stone Mills Stone Mills Lennox & Addington  
**SPIS: N** **Taxes: \$2,544.92/2024** **DOM: 1**

Detached **Front On: S** **Rms: 10 + 1**  
**Link: N** **Acre:** **Bedrooms: 1**  
 1 1/2 Storey **Washrooms: 2**  
 1x3xGround, 1x2xGround

**Lot: 168 x 519 Feet Irreg:**  
**Dir/Cross St: Camden Road/Main st**

**MLS#: X11243222** **PIN#: 451160618**  
**Possession Remarks: TBD**

<b>Kitchens:</b> 1	<b>Exterior:</b> Wood	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Drive:</b> Circular	<b>Cable TV:</b> A
<b>Basement:</b> Full / Part Fin	<b>Gar/Gar Spcs:</b> Attached / 2	<b>Hydro:</b> Y
<b>Fireplace/Stv:</b> Y	<b>Drive Park Spcs:</b> 10	<b>Gas:</b> N
<b>Heat:</b> Forced Air / Propane	<b>Tot Prk Spcs:</b> 12	<b>Phone:</b> A
<b>A/C:</b> Central Air	<b>UFFI:</b>	<b>Water:</b> Well
<b>Central Vac:</b>	<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> 1500-2000	<b>Cert Level:</b>	<b>Spec Desig:</b> Unknown
<b>Assessment:</b>	<b>GreenPIS:</b>	<b>Farm/Agr:</b>
<b>POTL:</b> N	<b>Prop Feat:</b> Family Room, Fireplace/Stove	<b>Waterfront:</b>
<b>POTL Mo Fee:</b>		<b>Retirement:</b>
<b>Elevator/Lift:</b>		<b>Oth Struct:</b> Workshop
<b>Laundry Lev:</b> Main		
<b>Phys Hdcap-Eqp:</b>		

**Topography:** Flat **Easements/Restrict:** Easement

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	15.22	x 12.34	Combined W/Living	Quartz Counter	Laminate
2	Pantry	Main	8.6	x 9.35	Laminate		
3	Living	Main	17.26	x 18.83	Laminate	Combined W/Dining	Electric Fireplace
4	Family	Main	11.29	x 9.84	Laminate	W/O To Deck	
5	Powder Rm	Main	4.1	x 5.68	Laminate	2 Pc Bath	Quartz Counter
6	Laundry	Main	7.97	x 6.43	Laminate	Laundry Sink	Quartz Counter
7	Prim Bdrm	Main	14.44	x 13.12	Laminate	W/I Closet	3 Pc Ensuite
8	Bathroom	Main	4.92	x 12.63	3 Pc Ensuite	Heated Floor	Double Sink
9	Loft	Main	15.85	x 21.92	O/Looks Living		
10	Rec	Bsmt	31.04	x 22.08	Heated Floor	Laminate	
11	Exercise	Bsmt	27.43	x 11.88	Heated Floor	Laminate	Combined W/Rec
12	Utility	Bsmt	15.03	x 21.36	W/O To Garage	Concrete Floor	

**Client Remks:** This expansive custom built 2020 home spans three floors, offering a unique blend of modern amenities and rustic charm. The ground floor features an open-concept design that seamlessly integrates the kitchen, living, and dining areas. The gourmet kitchen boasts a large island with seating, custom maple cabinetry, quartz countertops and stainless steel appliances. The kitchen also comes equipped with a large walk in pantry. The open concept living room/dining room is bathed in natural light from floor-to-ceiling windows with vaulted pine ceilings. Off the living area, you will find a composite deck that has been reinforced to accommodate a hot tub. On the main floor you will also find the primary bedroom, which includes a 3 piece en-suite bathroom and a walk-in closet with custom storage solutions that also features heated flooring. This home also features main floor laundry with convenient access to walk in closet. Moving upstairs, you'll find a large loft area that over looks the main floor, perfect for a home office, recreational space, or the potential to add an additional room. The basement has been meticulously designed to have the space to add in 3 additional rooms. Basement also features a rough in for a 4 pc bathroom, heated flooring and separate access from the garage. Additional amenities include an oversized 2 car attached garage and if that wasn't enough room there is an additional 40x60 (approx) detached garage, with its own electrical, perfect for a workshop and large toys. Additionally this home has bluetooth lighting, bluetooth garage door, and a smart home thermostat. The property at 656 County Road 11 showcases a thoughtful design that maximizes space and functionality while maintaining a warm, inviting atmosphere. Don't miss out on owning this home, call today to book a showing.

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