



33 Sunset Dr **List: \$649,000 For: Sale**
Rideau Lakes Ontario K7A 4S5
 Rideau Lakes 820 - Rideau Lakes (South Elmsley) Twp Leeds and Grenville
SPIS: N **Taxes: \$2,770.60/2024** **DOM: 0**

Detached **Front On: E** **Rms: 7 + 4**
Link: N **Acre:** **Bedrooms: 3 + 2**
 Bungalow-Raised **Washrooms: 2**
 1x4xMain, 1x3xMain

Lot: 123.6 x 0 Feet Irreg:
Dir/Cross St: Golf Club Road & Fairlane Drive

MLS#: X11945089 **PIN#: 442740151**
Possession Remarks: TBD

Kitchens: 1 Fam Rm: Y Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Propane A/C: Central Air Central Vac: N Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:	Exterior: Brick / Wood Drive: Front Yard Gar/Gar Spcs: Attached / 1 Drive Park Spcs: 10 Tot Prk Spcs: 11 UFFI: Pool: Inground Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room, Fireplace/Stove, Golf, Hospital, School	Zoning: Cable TV: Hydro: Gas: Phone: Water: Well Water Supply: Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct:
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.25	x 13.32	
2	Dining	Main	13.06	x 9.71	W/O To Patio
3	Kitchen	Main	13.06	x 12.17	Stainless Steel Appl O/Looks Dining
4	Br	Main	9.94	x 10.89	
5	2nd Br	Main	9.94	x 10.43	
6	Prim Bdrm	Main	13.06	x 11.09	O/Looks Backyard 3 Pc Ensuite
7	Bathroom	Main	7.38	x 4.95	3 Pc Ensuite
8	Bathroom	Main	13.06	x 5.38	Combined W/Laundry 4 Pc Bath
9	3rd Br	Bsmt	13.32	x 13.16	
10	Rec	Bsmt	13.32	x 23.23	French Doors
11	Family	Bsmt	12.99	x 21.78	Pellet

Client Remks: Welcome to 33 Sunset Drive, located in a desirable family-friendly neighbourhood. Conveniently located just outside of the town of Smiths Falls near golf courses, shopping, and schools. Situated on corner lot, this home has beautiful curb appeal with freshly painted siding (2024), fenced in backyard (2020), new roof (2024), private, newly paved driveway (2023) and beautiful interlocking stone leading to your front door. This raised-bungalow offers a large entry way that separates your main floor and basement. Only 5 steps and your at the main floor and greeted with a spacious living room boasting lots of natural light. The kitchen has been strategically upgraded to included new flooring (2024) and stainless steal appliances. The spacious primary bedroom is also located on the main floor and features a newly renovated 3 piece ensuite (2024). The main floor also features 2 additional bedrooms and 4 piece washroom which includes the laundry. Moving downstairs your greeted with a large newly finished basements which features a pellet stove, an extra bedroom and a multi-purpose room which could be used as an additional bedroom, home gym, hobby room, etc! You will also find the access to the garage from the basement. Moving to the star of the show- the backyard! The backyard oasis features a new deck (2023) which was built around the 6 seater hot tub (2024) which looks over the beautiful 3ft-8ft deep pool which has just received a new pool pump (2024) and has a commercial sand filter. Your backyard oasis also received a facelift with a new stone patio (2024) surrounding the pool with a covered area which could be great for an outdoor dining area- perfect for all your summer pool parties! Make this turn key home yours, book a showing today!

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