



3418 Highway 15 **List: \$475,000 For: Sale**
Rideau Lakes Ontario K0G 1E0
 Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp Leeds & Grenville
SPIS: N **Taxes:** \$2,258.77/2024 **DOM:** 1

Detached **Front On:** W **Rms:** 7
Link: N **Acre:** 2-4.99 **Bedrooms:** 3 + 1
 Bungalow **Washrooms:** 2
 1x4xMain, 1x2xMain

Lot: 320 x 719 Feet Irreg:
Dir/Cross St: Highway 15 between Crosby and Chaffey's Lock Rd

MLS#: X11933440 **PIN#:** 442800066
Possession Remarks: TBD

| | | |
|-----------------------------------|--|-----------------------------|
| Kitchens: 1 | Exterior: Vinyl Siding | Zoning: Residential |
| Fam Rm: Y | Drive: Private | Cable TV: |
| Basement: Full / Part Fin | Gar/Gar Spcs: Detached / 5 | Hydro: |
| Fireplace/Stv: Y | Drive Park Spcs: 8 | Gas: |
| Heat: Forced Air / Propane | Tot Prk Spcs: 8 | Phone: |
| A/C: Central Air | UFFI: | Water: Well |
| Central Vac: N | Pool: None | Water Supply: |
| Apx Age: | Energy Cert: | Sewer: Septic |
| Apx Sqft: | Cert Level: | Spec Desig: Unknown |
| Assessment: | GreenPIS: | Farm/Agr: |
| POTL: | Prop Feat: | Waterfront: None |
| POTL Mo Fee: | Family Room, Fireplace/Stove, Golf, School | Retirement: |
| Elevator/Lift: | Bus Route, Wooded/Treed | Oth Struct: Workshop |
| Laundry Lev: Main | | |
| Phys Hdcap-Eqp: | | |

Access to Property: Highway **Water Delivery Features:** Water Treatmnt
Waterfront: None

| # | Room | Level | Length (ft) | Width (ft) | Description |
|----|-----------|-------|-------------|------------|-------------|
| 1 | Living | Main | 10.1 | x 20.11 | |
| 2 | Dining | Main | 8.1 | x 11.52 | |
| 3 | Kitchen | Main | 10.1 | x 11.29 | |
| 4 | Bathroom | Main | 4.69 | x 7.09 | 2 Pc Bath |
| 5 | Prim Bdrm | Main | 10.1 | x 12.11 | |
| 6 | 2nd Br | Main | 10.1 | x 9.09 | |
| 7 | 3rd Br | Main | 8.1 | x 10.1 | |
| 8 | Bathroom | Main | 7.91 | x 7.09 | 4 Pc Bath |
| 9 | Utility | Bsmt | 7.91 | x 23.39 | |
| 10 | Family | Bsmt | 17.29 | x 21.1 | |
| 11 | 4th Br | Bsmt | 10.89 | x 11.81 | |
| 12 | Office | Bsmt | 10.79 | x 12.99 | |

Client Remks: So much potential with this very private property on approx. 4.5 acres! Featuring a massive 1150 sq/f workshop; another 350 sq/f insulated garage/shop; plus the good size 3 bed, 2 bath bungalow with newer vinyl siding and steel roof also has a full, partially finished basement. The home requires some updating but with over 1100 sq/f on the main floor plus a full walkout basement, the possibilities are endless. Newer propane furnace with central A/C and a Harmon pellet stove in the basement with almost a two (2) winters supply of pellets included. There is also a detached single car garage in addition to the two shops previously mentioned. The two shops even have their own separate driveway with a gate and would be excellent storage or a place for a person who likes to tinker or has hobbies. Home based business perhaps? Located between Elgin and Crosby, easy commuting distance to Kingston, Brockville, Gananoque, Smiths Falls, Perth.....in the heart of stunning Rideau Lakes Township. Lots of potential and a rare find with these additional out buildings. Come see for yourself all this property has to offer!

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