



		3418 Highway 15 Rideau Lakes Ontario K0G 1E0 Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp Leeds and Grenville SPIS: N Taxes: \$2,258.77/2024		List: \$449,000 For: Sale	
		Detached Link: N Bungalow		Front On: W Acre: 2-4.99 Rms: 7 Bedrooms: 3 + 1 Washrooms: 2 1x4xMain, 1x2xMain	
		Lot: 320 x 537.5 Feet Irreg: Dir/Cross St: Highway 15 between Crosby and Chaffey's Lock Rd			
MLS#: X11933440 PIN#: 442800066 Possession Remarks: TBD					
Kitchens: 1 Fam Rm: Y Basement: Full / Part Fin Fireplace/Stv: Y Heat: Forced Air / Propane A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Lot Size Source: GeoWarehouse Roof: Metal Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:		Exterior: Vinyl Siding Gar/Gar Spcs: Detached / 5 Park/Drive: Private Drive: Private Drive Park Spcs: 8 Tot Prk Spcs: 8 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room, Fireplace/Stove, Golf, School Bus Route, Wooded/Treed Exterior Feat: Deck, Privacy, Year Round Living Interior Feat: Primary Bedroom - Main Floor, Water Heater Owned, Water Treatment		Zoning: Residential Cable TV: Hydro: Gas: Phone: Water: Well Water Supply Type: Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: None Retirement: HST Applicable to: No Sale Price: Oth Struct: Workshop	
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! Inclusions: Fridge, Stove, Washer, Pellet Stove and all existing bags of pellets at the time of closing. All other items are negotiable.					
Listing Contracted With: RIDEAU REALTY LIMITED Ph: 613-272-5000					