



293 Summers Rd **List: \$289,000 For: Sale**
Rideau Lakes Ontario K0G 1E0
 Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp Leeds and Grenville
SPIS: N **Taxes: \$1,931/2024**

Detached **Front On: E** **Rms: 4**
Link: N **Acre: .50-1.99** **Bedrooms: 3**
 2-Storey **Washrooms: 2**
 1x2xMain, 1x4x2nd

Lot: 410 x 196 Feet Irreg:
Dir/Cross St: Summers Rd & Hartsgravel Rd.

MLS#: X12009603 **PIN#: 442820224**
Assignment: N **Fractional Ownership: N**
Possession Remarks: TBD

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: Y Heat: Forced Air / Propane A/C: None Central Vac: N Apx Age: 100+ Apx Sqft: 1500-2000 Assessment: POTL: N POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:	Exterior: Alum Siding / Vinyl Siding Drive: Pvt Double Gar/Gar Spcs: None / 0 Drive Park Spcs: 4 Tot Prk Spcs: 4 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fireplace/Stove, Level	Zoning: Cable TV: Hydro: Gas: Phone: Water: Well Water Supply: Drilled Well 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	13.17	x 15.06	Wood Stove
2	Mudroom	Main	12.03	x 14.25	Gas Fireplace
3	Kitchen	Main	13.63	x 26.25	Centre Island
4	Laundry	Main	6.08	x 4.98	Pantry
5	Foyer	Main	15.4	x 7.07	
6	Dining	Main	12.65	x 12.79	French Doors
7	Prim Bdrm	2nd	14.12	x 14.2	
8	2nd Br	2nd	12.43	x 10.73	
9	3rd Br	2nd	10.84	x 10.8	

Client Remks: Charming country farmhouse on 1.5-acres Perfect for first-time buyers! This 3-bedroom, 1.5-bath, 2-storey farmhouse sits on a picturesque 1.5-acre lot just outside of Elgin, Ontario. Enjoy the warmth and charm of a propane furnace, woodstove, as well as a gas fireplace, keeping you cozy all year round. The original summer kitchen has been converted to a family room offering a bright and inviting living space, perfect for those looking for a peaceful rural retreat. With a well and septic system, this home offers self-sufficient country living at an affordable price. Fibre internet making working at home easy. Don't miss this incredible opportunity to own a slice of the countryside schedule your viewing today!

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