



**293 Summers Rd** **List: \$299,900 For: Sale**  
**Rideau Lakes Ontario K0G 1E0**  
 Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp Leeds and Grenville  
**SPIS: N** **Taxes: \$1,931/2024** **DOM: 0**

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**

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Unfinished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Propane <b>A/C:</b> None <b>Central Vac:</b> N <b>Apx Age:</b> 100+ <b>Apx Sqft:</b> 1500-2000 <b>Assessment:</b> <b>POTL:</b> N <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> Main <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Alum Siding / Vinyl Siding <b>Drive:</b> Pvt Double <b>Gar/Gar Spcs:</b> None / 0 <b>Drive Park Spcs:</b> 4 <b>Tot Prk Spcs:</b> 4 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Fireplace/Stove, Level	<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Well <b>Water Supply:</b> Drilled Well <b>Sewer:</b> Septic <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>Oth Struct:</b>
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.17	x 15.06	Wood Stove Gas Fireplace
2	Mudroom	Main	12.03	x 14.25	
3	Kitchen	Main	13.63	x 26.25	Centre Island Pantry
4	Laundry	Main	6.08	x 4.98	
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. 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