



3312 Hossack Lane **List: \$299,000 For: Sale**
Rideau Lakes Ontario K0E 1Y0
 Rideau Lakes 818 - Rideau Lakes (Bastard) Twp Leeds and Grenville
SPIS: N **Taxes: \$1,524.40/2024**

Detached **Front On: E** **Rms: 7**
Link: N **Acre: 2-4.99** **Bedrooms: 1**
 1 1/2 Storey **Washrooms: 1**
 1x3xMain

Lot: 408.1 x 511.73 Feet Irreg:
Dir/Cross St: Hwy 15 and Hwy 5

MLS#: X12097974 **PIN#: 441180091**
Possession Remarks: TBD

Kitchens: 1 Fam Rm: N Basement: Crawl Space Fireplace/Stv: Y Heat: Forced Air / Oil A/C: None Central Vac: N Apx Age: 100+ Apx Sqft: 700-1100 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Log / Wood Drive: Gar/Gar Spcs: None / 0 Drive Park Spcs: 8 Tot Prk Spcs: 8 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fireplace/Stove	Zoning: Cable TV: Hydro: Gas: Phone: Water: Well Water Supply: Sewer: Septic Spec Desig: Unknown Farm/Agr: Hobby Waterfront: Retirement: Oth Struct: Garden Shed, Greenhouse, Out Buildings
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Topography: Flat

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	9.25	x 8.63	Wood Stove
2	Utility	Main	6.66	x 8.14	
3	Kitchen	Main	7.81	x 11.42	
4	Dining	Main	9.15	x 10.76	Combined W/Kitchen
5	Living	Main	10.6	x 15.81	
6	Bathroom	Main	9.97	x 11.45	3 Pc Bath
7	Sunroom	Main	15.45	x 8.1	
8	Br	2nd	10.6	x 12.4	

Client Remks: Welcome to 3312 Hossack Lane, a cozy country home looking for its new owners. This 1 bedroom 1 bath has seen some renovations including an upgraded bathroom on the main floor (2023) and new flooring in the living area (2018) but is waiting for you to put the finishing touches. The star of the show is the 4.7 +/- acre lot that features four outbuildings (2 have electrical), a green house, and two fenced areas that have been designed for chickens and ducks! This property is booming with potential and is conventionally located with an easy commute to Smiths Falls or Brockville. Don't miss you chance to make this affordable property yours, book you'r showing today.

Extras:

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