



413 Hartsgravel RR 2 Rd
Rideau Lakes Ontario K0G 1E0
Rideau Lakes 818 - Rideau Lakes (Bastard) Twp Leeds and Grenville
SPIS: N **Taxes:** \$1,958.31/2024

List: \$619,000 For: Sale

Detached
Link: N
2-Storey

Front On: S
Acre: 50-99.99

Rms: 10
Bedrooms: 3
Washrooms: 2
2x4

Lot: 987.23 x 2849.34 Feet **Irreg:**
Dir/Cross St: County Road 42 and Hartsgravel Rd
Directions:
From HWY 15 turn onto Youngs Hill Rd. Follow for 7.3km and then turn onto Hartsgravel Road. In 500m turn right onto Hartsgravel RR 2 Road. Follow for 1.8km and the property will be on your right.

MLS#: X12223310 **PIN#:** 441150115

Possession Remarks: Flexible

Kitchens: 1 Fam Rm: N Basement: Full / Unfinished Fireplace/Stv: Y Heat: Forced Air / Propane A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1500-2000 Lot Size Source: GeoWarehouse Roof: Metal Foundation: Stone Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:	Exterior: Brick / Wood Gar/Gar Spcs: None / 0 Park/Drive: Drive: Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fireplace/Stove Exterior Feat: Porch Enclosed, Landscaped Interior Feat: Water Heater Owned	Zoning: RU Cable TV: Hydro: Gas: Phone: Water: Well Water Supply: Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: None Retirement: HST Applicable to Not Subject to HST Sale Price: Oth Struct: Out Buildings Survey Type: Available
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Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	13.42	x 11.15	Combined W/Dining
2	Dining	Main	12.93	x 5.48	Combined W/Kitchen
3	Foyer	Main	13.91	x 7.55	O/Looks Frontyard
4	Living	Main	18.04	x 15.42	Wood Stove
5	Bathroom	Main	9.38	x 10.3	4 Pc Bath
6	Laundry	Main	8.66	x 6.76	Laundry Sink
7	Prim Bdrm	2nd	13.32	x 16.54	W/I Closet
8	Bathroom	2nd	10.43	x 8.96	4 Pc Bath
9	Br	2nd	9.22	x 13.22	
10	Br	2nd	8.96	x 9.15	

Client Remks: Tucked away on 55 (approx) rolling acres of woods, meadows, and fields, this is a place where time slows down and nature takes the lead. Follow winding, groomed trails beneath the canopy of towering hardwoods, where every season brings its own kind of beauty, golden autumns, fresh spring blooms, quiet winter paths, and sun-drenched summer strolls. Two open fields and meadows invite exploration, play, or peaceful reflection. At the heart of it all sits a timeless two-storey farmhouse with 3 bedrooms, 2 baths, a cozy family room warmed by a Regency wood stove, and convenient main floor laundry. This home has been thoughtfully updated over the years with radiant in-floor heating (2005), propane furnace (2012), central air (2014), wood stove and fan (2023), boiler system (2021), well foot valve (2023), softener system (2023), and bathtub inserts (2022). This property also has two sturdy outbuildings, one with hydro, and are ready for whatever your heart desires: hobby farm, build, craft, or simply sit and take it all in. Whether you're dreaming of a homestead, a quiet escape, or simply a life more connected to nature, this magical property welcomes you home. Book your showing today.

Inclusions: Washer, Dryer, Fridge, Stove

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