



413 Hartsgravel RR 2 Rd **List: \$649,000 For: Sale**
Rideau Lakes Ontario K0G 1E0
 Rideau Lakes 818 - Rideau Lakes (Bastard) Twp Leeds and Grenville
SPIS: N **Taxes: \$1,958.31/2024**

Detached **Front On: S** **Rms: 10**
Link: N **Acre: 50-99.99** **Bedrooms: 3**
 2-Storey **Washrooms: 2**
 2x4

Lot: 987.23 x 2849.34 Feet Irreg:
Dir/Cross St: County Road 42 and Hartsgravel Rd

MLS#: X12223310 **PIN#: 441150115**
Possession Remarks: Flexible

Kitchens: 1	Exterior: Brick / Wood	Zoning: RU
Fam Rm: N	Drive:	Cable TV:
Basement: Full / Unfinished	Gar/Gar Spcs: None / 0	Hydro:
Fireplace/Stv: Y	Drive Park Spcs: 3	Gas:
Heat: Forced Air / Propane	Tot Prk Spcs: 3	Phone:
A/C: Central Air	UFFI:	Water: Well
Central Vac: N	Pool: None	Water Supply:
Apx Age:	Energy Cert:	Sewer: Septic
Apx Sqft: 1500-2000	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr:
POTL:	Prop Feat: Fireplace/Stove	Waterfront: None
POTL Mo Fee:		Retirement:
Elevator/Lift:		Oth Struct: Out Buildings
Laundry Lev: Main		
Phys Hdcap-Eqp:		

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.

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