



25 Carleton St
Rideau Lakes Ontario K0G 1P0
 Rideau Lakes 826 - Rideau Lakes (Newboro) Twp Leeds and Grenville
SPIS: N **Taxes:** \$423/2024

List: \$595,000 For: Sale

Detached **Front On:** S **Rms:** 7
Link: N **Acre:** .50-1.99 **Bedrooms:** 2
 Bungalow **Washrooms:** 2
 1x3xMain, 1x4xMain

Lot: 142.44 x 180.77 Feet **Irreg:**
Dir/Cross St: Carleton St. & Brock St.

MLS#: X12245266 **PIN#:** 442630270
Assignment: N **Fractional Ownership:** N
Possession Remarks: TBD

Kitchens:	1	Exterior:	Other	Zoning:	Residential
Fam Rm:	N	Drive:	Private	Cable TV:	
Basement:	Crawl Space / Full	Gar/Gar Spcs:	Detached / 0	Hydro:	
Fireplace/Stv:	N	Drive Park Spcs:	6	Gas:	
Heat:	Heat Pump / Electric	Tot Prk Spcs:	6	Phone:	
A/C:	Wall Unit	UFFI:		Water:	Well
Central Vac:	N	Pool:	None	Water Supply:	Drilled Well
Apx Age:	New	Energy Cert:		Sewer:	Septic
Apx Sqft:	1100-1500	Cert Level:		Spec Desig:	Unknown
Assessment:		GreenPIS:		Farm/Agr:	
POTL:	N	Prop Feat:	Golf, School Bus Route	Waterfront:	
POTL Mo Fee:				Retirement:	
Elevator/Lift:				Oth Struct:	Drive Shed
Laundry Lev:	Main				
Phys Hdcap-Eqp:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	21.96	x 23.01	B/I Oven	B/I Range	Quartz Counter
2	Living	Main	21.96	x 12.87	Combined W/Dining	Hardwood Floor	W/O To Patio
3	Prim Bdrm	Main	12.15	x 17.12	W/I Closet	3 Pc Ensuite	W/O To Patio
4	2nd Br	Main	12.32	x 12.22	Hardwood Floor	W/O To Patio	
5	Foyer	Main	5.07	x 12.51			
6	Utility	Main	4.57	x 5.01			

Client Remks: Brand new, energy-efficient home in the heart of Newboro, ON just steps from Newboro Lake on the historic Rideau Canal! This thoughtfully designed bungalow is covered under Tarion warranty and built with lasting quality, featuring premium LP SmartSide siding, a durable metal roof, and southern exposure ideal for future solar installation. Step inside to soaring 10 ceilings, 8 solid core doors, and white oak hardwood throughout. The open-concept layout includes a central island with quartz countertops and brand-new appliances. Enjoy seamless indoor-outdoor living with three sets of patio doors -- one in the living room and one in each bedroom -- leading to the backyard. The spacious primary suite offers a walk-in closet and luxurious 4-piece ensuite. Built for efficiency, this home includes triple-pane windows, upgraded insulation, a heat pump, GenerLink connection, EV charging outlet, access to high-speed fibre internet, and heated porcelain tile floors in both bathrooms and foyer. ICF foundation with a crawl space great for extra storage. A rare opportunity for downsizers or first-time buyers seeking modern comfort in a scenic village setting. HST is in addition to the sale price. Some photos are virtually staged.

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