



	25 Carleton St Rideau Lakes Ontario K0G 1P0 Rideau Lakes 826 - Rideau Lakes (Newboro) Twp Leeds and Grenville SPIS: N Taxes: \$423/2024				List: \$549,900 For: Sale			
	Detached Link: N Bungalow		Front On: S Acre: .50-1.99		Rms: 7 Bedrooms: 2 Washrooms: 2 1x3xMain, 1x4xMain			
	Lot: 142.44 x 180.77 Feet Irreg: Dir/Cross St: Carleton St. & Brock St. Directions: From Drummond St. turn onto Carleton St. and follow to #25.							
MLS#: X12245266 PIN#: 442630270 Assignment: N Fractional Ownership: N Possession Remarks: TBD								
Kitchens: 1 Fam Rm: N Basement: Crawl Space / Full Fireplace/Stv: N Heat: Heat Pump / Electric A/C: Wall Unit Central Vac: N Apx Age: New Year Built: 2024 Yr Built Source: Builder Apx Sqft: 1100-1500 Lot Size Source: GeoWarehouse Roof: Metal Foundation: Insulated Concrete Form Assessment: POTL: N POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:			Exterior: Other Gar/Gar Spcs: Detached / 0 Park/Drive: Private Drive: Private Drive Park Spcs: 6 Tot Prk Spcs: 6 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Golf, School Bus Route Exterior Feat: Year Round Living Interior Feat: Carpet Free, Countertop Range, Primary Bedroom - Main Floor, Upgraded Insulation, Water Heater Owned, Built-In Oven			Zoning: Residential Cable TV: Hydro: Gas: Phone: Water: Well Water Supply: Drilled Well Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Accessibility Feat: Level Entrance, Roll-In Shower Under Contract: None HST Applicable to Sale Price: In Addition To Oth Struct: Drive Shed Survey Year: 2022 Survey Type: Available		
#	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. Inclusions: Fridge, stove, dishwasher, washer, dryer, hot water heater Listing Contracted With: RIDEAU REALTY LIMITED Ph: 613-272-5000								