



2403 Forfar Rd Rideau Lakes Ontario K0G 1V0 Rideau Lakes 818 - Rideau Lakes (Bastard) Twp Leeds and Grenville SPIS: N Taxes: \$1,972.52/2024		List: \$575,000 For: Sale
Detached Link: N 2-Storey	Front On: S Acre: 50-99.99	Rms: 10 Bedrooms: 3 Washrooms: 2 1x2xMain, 1x4x2nd
Lot: 1203.64 x 2606.33 Feet Irreg: Dir/Cross St: Forfar road and Harlem Road Directions: From Highway 15 turn onto Harlem Road. Follow for 1.4 km and then turn onto Forfar Road. Follow for 3km and the property is on the right.		

MLS#: X12266686	PIN#: 441200171
Possession Remarks: TBD	

Kitchens: 1 Fam Rm: Y Basement: Unfinished Fireplace/Stv: Y Heat: Forced Air / Propane A/C: None Central Vac: N Apx Age: Year Built: 1870 Yr Built Source: MPAC Apx Sqft: 3000-3500 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:	Exterior: Vinyl Siding / Wood Drive: Gar/Gar Spcs: Detached / 2 Drive Park Spcs: 5 Tot Prk Spcs: 7 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room, Fireplace/Stove, Wooded/Treed	Zoning: RU Cable TV: Hydro: Gas: Phone: Water: Well Water Supply: Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Oth Struct: Additional Garage(s), Barn, Garden Shed, Workshop Survey Type: Available
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Sunroom	Main	30.15	x 10.6	
2	Living	Main	23	x 14.07	Fireplace
3	Br	Main	15.19	x 14.07	
4	Powder Rm	Main	3.87	x 4.13	
5	Kitchen	Main	14.07	x 14.9	
6	Dining	Main	9.65	x 14.9	Combined W/Kitchen
7	Foyer	Main	7.15	x 14.9	
8	Prim Bdrm	2nd	19.06	x 11.58	
9	Br	2nd	12.83	x 10.83	
10	Bathroom	2nd	10.07	x 10.83	

Client Remks: This stunning 72-acre property is a dream come true for outdoor enthusiasts, hobby farmers, or anyone seeking space, privacy, and a connection to nature. Located just 30 minutes from Smiths Falls, 50 minutes from Kingston and 50 minuets from Brockville, it offers the best of both rural charm and convenience. The land is a beautiful mix of forest with trails carved throughout, great for hiking, hunting, & trail riding and cleared acreage including a portion of tillable land. The 2-storey home offers 3 bedrooms + Den and 2 bathrooms . While the home could use some updating, its full of potential and just waiting for your personal touch. A propane fireplace in the living room adds a cozy atmosphere, and an enclosed front verandah provides the perfect spot to relax and enjoy the peaceful rural views. Recent updates include an updated electrical panel, well foot valve, new front steps and back deck, new motor in the furnace, improvements to the barn which include the addition of stalls and wire/electric fencing (all completed in 2024) and the front portion of the property has been thoughtfully landscaped to create more open space, with areas specifically cleared and prepared for grazing farm animals. The property features several outbuildings, including a large barn in great condition, a concrete block garage/workshop, and a spacious shed with a garage bay and loft. One of the most unique features is that the Cataraqui Trail runs through the property, offering immediate access to snowmobiling, hiking, horseback riding, and four-season adventure right in your backyard. The property is made up of two parcels being sold together. Whether you're looking to start a hobby farm, build a self-sufficient lifestyle, or simply enjoy the great outdoors, this property delivers endless potential and opportunity. This property is ready for your vision, book your showing today and see it for yourself!

Extras:
Listing Contracted With: <u>RIDEAU REALTY LIMITED</u> Ph: 613-272-5000