



**275A Bay Rd**  
**Rideau Lakes Ontario K0G 1L0**  
Rideau Lakes 820 - Rideau Lakes (South Elmsley) Twp Leeds and Grenville  
**SPIS:** N      **Taxes:** \$2,904/2024

**List: \$549,900 For: Sale**

**Detached**  
**Link:** N  
Bungalow-Raised

**Front On:** N  
**Acre:** .50-1.99

**Rms:** 8 + 4  
**Bedrooms:** 2 + 1  
**Washrooms:** 3  
1x5xMain, 1x4xLower, 1x2xMain

**Lot:** 254.83 x 300 Feet **Irreg:**  
**Dir/Cross St:** Rideau Ferry Rd. & Bay Rd.  
**Directions:** First laneway on Bay Rd. off of Rideau Ferry Rd.

**MLS#:** X12273869      **PIN#:** 442700059

**Possession Remarks:** TBD

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished / Full <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Propane <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> 31-50 <b>Year Built:</b> 1988 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 1100-1500 <b>Assessment:</b> <b>POTL:</b> N <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> Main <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Vinyl Siding / Wood <b>Drive:</b> Circular <b>Gar/Gar Spcs:</b> Detached / 4 <b>Drive Park Spcs:</b> 6 <b>Tot Prk Spcs:</b> 8 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Family Room, Fireplace/Stove, School Bus Route	<b>Zoning:</b> Residential <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Well <b>Water Supply:</b> <b>Sewer:</b> Septic <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>Oth Struct:</b> Additional Garage(s) <b>Survey Year:</b> 1974 <b>Survey Type:</b> Available
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**Easements/Restrict:** Right Of Way

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	16.34	x 13.21	Hardwood Floor
2	Kitchen	Main	21.5	x 13.44	Combined W/Dining      Tile Floor      W/O To Deck
3	Prim Bdrm	Main	23.48	x 13.44	
4	2nd Br	Main	10.66	x 11.48	
5	Bathroom	Main	9.94	x 7.52	5 Pc Bath
6	Laundry	Main	6.33	x 9.97	2 Pc Bath
7	Rec	Lower	23.38	x 26.13	Gas Fireplace      Laminate
8	3rd Br	Lower	8.14	x 12.8	
9	Bathroom	Lower	12.28	x 8.13	4 Pc Bath

**Client Remks:** Beautifully updated 3-bedroom, 3-bath raised bungalow on over 1.5 acres just minutes from Rideau Ferry! This move-in ready home boasts numerous upgrades, including a stunning fully remodeled kitchen, modern lighting, fresh paint, a durable metal roof, and more. The spacious main level offers an open, inviting layout, while the lower-level rec. room features a cozy propane fireplace. Enjoy outdoor living on the large back deck overlooking your private lot. Bonus: two detached garages! The impressive 4-car garage is insulated, heated by propane, and perfect for hobbies or storage, complemented by a second detached garage for even more space. Paved driveway, propane furnace, and all the charm of country living with convenient access to amenities.

**Extras:**

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