



8652 Perth Rd Rideau Lakes Ontario K0G 1X0 Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville SPIS: N Taxes: \$3,853/2024		List: \$849,900 For: Sale	
Detached Link: N 2-Storey	Front On: W Acre: 10-24.99	Rms: 8 + 2 Bedrooms: 3 + 1 Washrooms: 3 1x4xMain, 2x4x2nd	
Lot: 1089.26 x 0 Feet Irreg: Dir/Cross St: Perth Rd. & Hutchings Rd. Directions: Perth Road just outside of Westport			

MLS#: X12301554	PIN#: 441050234
Assignment: N	Fractional Ownership: N
Possession Remarks: TBD	

Kitchens: 1 Fam Rm: Y Basement: Full / Part Fin Fireplace/Stv: Y Heat: Forced Air / Oil A/C: Central Air Central Vac: Y Apx Age: 16-30 Year Built: 1997 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: N POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:	Exterior: Vinyl Siding Gar/Gar Spcs: Attached / 2 Park/Drive: Private Drive: Private Drive Park Spcs: 6 Tot Prk Spcs: 8 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Central Vacuum, Family Room, Fireplace/Stove, Wooded/Treed Exterior Feat: Deck, Privacy Interior Feat: Air Exchanger, Auto Garage Door Remote, Carpet Free, Central Vacuum, Generator - Partial, Storage, Water Heater Owned	Zoning: Cable TV: Hydro: Gas: Phone: Water: Well Water Supply: Drilled Well Sewer: Septic Spec Desig: Other Farm/Agr: Waterfront: Retirement: Under Contract: None HST Applicable to Not Subject to HST Sale Price: Oth Struct: Survey Year: 2024 Survey Type: Available
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Topography: Wooded/Treed,Wetlands						
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Dining	Main	13.52	x 10.94	Hardwood Floor	Combined W/Kitchen
2	Kitchen	Main	15.36	x 10.92	Pantry	Hardwood Floor B/I Oven
3	Foyer	Main	9.52	x 8.62	Ceramic Floor	
4	Living	Main	14.83	x 17.4	Hardwood Floor	Wood Stove W/O To Deck
5	Br	Main	11.14	x 13.57	Hardwood Floor	
6	Bathroom	Main	5.99	x 11.29	4 Pc Bath	
7	Laundry	Main	5.94	x 15.44	Laundry Sink	Vinyl Floor
8	Loft	2nd	18.78	x 15.9	Hardwood Floor	
9	Prim Bdrm	2nd	18.66	x 13.44	Hardwood Floor	4 Pc Ensuite W/I Closet
10	Prim Bdrm	2nd	18.58	x 12.27	Hardwood Floor	4 Pc Ensuite W/I Closet
11	Rec	Bsmt	12.32	x 24.51	Laminate	Wood Stove
12	Br	Bsmt	9.99	x 12.56	Laminate	

Client Remks: Just minutes from Westport and an easy commute to Kingston, this private 20-acre wooded property offers space, charm, and versatility. The 4-bed, 3-bath 2-storey home features hardwood floors throughout, a spacious kitchen/dining area with a large pantry, and both a free standing and built-in stove. The stunning living room boasts a 16-ft vaulted ceiling, cozy woodstove, and patio doors to the deck. Main floor bedroom, full bath, and laundry/mudroom with access to the oversized 2-car garage (with loft storage) add convenience. Upstairs, enjoy a loft sitting area overlooking the living room plus two primary suites, each with a walk-in closet and 4-piece ensuite. The partially finished basement includes a rec room with another woodstove and a 4th bedroom. A rare opportunity to enjoy serene privacy without sacrificing proximity to amenities!	
Inclusions: Fridge, stove, dishwasher, wall oven, washer, dryer, light fixtures, window coverings	
Listing Contracted With: <u>RIDEAU REALTY LIMITED</u> Ph: 613-272-5000	