



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: \$524,900 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#: X12306650 PIN#: 442700059		Assignment: N Fractional Ownership: N					
Possession Remarks: TBD							
Kitchens: 1 Fam Rm: Y Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Propane A/C: Central Air Central Vac: N Apx Age: 31-50 Year Built: 1988 Apx Sqft: 1100-1500 Lot Shape: Rectangular Lot Size Source: GeoWarehouse Roof: Metal Foundation: Concrete Block Assessment: POTL: N POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:	Exterior: Vinyl Siding / Wood Gar/Gar Spcs: Detached / 4 Park/Drive: Drive: Circular Drive Drive Park Spcs: 6 Tot Prk Spcs: 8 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room, Fireplace/Stove, School Bus Route Exterior Feat: Deck,Paved Yard Interior Feat: Carpet Free,Water Heater Owned,Water Treatment	Zoning: Residential Cable TV: Hydro: Gas: Phone: Water: Well Water Supply: Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Under Contract: Propane Tank HST Applicable to Not Subject to HST Sale Price: Oth Struct: Additional Garage(s) Survey Year: 1974 Survey Type: Available					
Water Body Type: Lake		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: Welcome to this updated 2+1-bedroom, 3-bath raised bungalow on a 1.6 private lot just minutes from Perth and Smiths Falls. This home offers a modern interior, spacious layout, and exceptional outdoor features - perfect for buyers seeking comfort, space and convenience. The main floor features an open-concept living space and a fully renovated kitchen (2024) complete with stone countertops and backsplash, stainless steel appliances, and stylish tile flooring. Additional recent upgrades include basement flooring (2025), updated trim and doors, fresh paint and modern lighting. The lower level boasts a large rec room with a new propane fireplace (2024) and includes an additional bedroom and bathroom. Step outside to enjoy the large back deck overlooking your peaceful, tree-lined property. Bonus features include: New metal roof (back garage 2024, front garage and house 2025); New water filtration system (2025); Oversized detached 4-car garage insulated, propane-heated, and ideal for hobbyists; Detached 2-car garage great for vehicles, equipment and additional storage; RV pad with plug-in (2024) perfect for guests or outdoor enthusiasts; Efficient propane furnace and central air; Newer washer, dryer, standing freezer and basement fridge; and Fibre high speed internet. Located a short drive from all amenities, this well-maintained home offers the perfect blend of modern living and peaceful country living. Delivering unbeatable value for space, location, and extensive upgrades this home is priced to sell. Book your showing today!							
Inclusions: Washer, dryer, stove, dishwasher, fridge, microwave, standing freezer, white fridge in basement							
Listing Contracted With: RIDEAU REALTY LIMITED Ph: 613-272-5000							