


342 Kitley Line 8 Rd **List: \$499,900 For: Sale**
Elizabethtown-Kitley Ontario K0E 1H0

Elizabethtown-Kitley 814 - Elizabethtown Kitley (Old K.) Twp Leeds and Grenville

SPIS: N **Taxes:** \$1,955.22/2024

Detached

Link: N

2-Storey

Front On: S

Acre: .50-1.99

Rms: 10

Bedrooms: 2

Washrooms: 2
1x2, 1x4

Lot: 74.97 x 299.89 Feet **Irreg:**
Dir/Cross St: HWY 29 and Kitley Line 8 Road

Directions:

From Highway 15, turn on to Country Road 5. Follow for 7.7Km and the left on County road 8. Follow for 8Km. Right on County Rd 1. Follow for 800m. Right on County Road 29. Follow for 2.7km. Turn left on Kitley Line 8 and the property is on the left.

MLS#: X12319451

PIN#: 441360207

Possession Remarks:

Flexible but preferred immediate

Kitchens:	1	Exterior:	Vinyl Siding	Zoning:	R1
Fam Rm:	Y	Gar/Gar Spcs:	None / 0	Cable TV:	
Basement:	Half / Unfinished	Park/Drive:		Hydro:	
Fireplace/Stv:	N	Drive:		Gas:	
Heat:	Forced Air / Propane	Drive Park Spcs:	3	Phone:	
A/C:	Central Air	Tot Prk Spcs:	3	Water:	Well
Central Vac:	N	UFFI:		Water Supply	
Apx Age:		Pool:	None	Type:	
Year Built:	1900	Energy Cert:		Sewer:	Septic
Yr Built Source:	MPAC	Cert Level:		Spec Desig:	Unknown
Apx Sqft:	1100-1500	GreenPIS:		Farm/Agr:	
Lot Size Source:	GeoWarehouse	Prop Feat:	Family Room	Waterfront:	
Roof:	Asphalt Shingle	Interior Feat:	Water Heater Owned	Retirement:	
Foundation:	Stone			HST Applicable to	Not Subject to HST
Assessment:				Sale Price:	
POTL:				Oth Struct:	
POTL Mo Fee:				Survey Type:	None
Elevator/Lift:					
Laundry Lev:	Upper				
Phys Hdcap-Eqp:					

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	11.88	x 15.62	
2	Family	Main	13.78	x 15.62	
3	Foyer	Main	9.48	x 9.58	
4	Powder Rm	Main	5.35	x 5.97	
5	Kitchen	Main	9.48	x 12.99	Stainless Steel Appl
6	Dining	Main	7.84	x 9.91	Combined W/Kitchen
7	Br	2nd	12.2	x 15.98	
8	Bathroom	2nd	6.17	x 6.14	
9	Laundry	2nd	6.5	x 15.98	
10	Prim Bdrm	2nd	17.42	x 10.83	
11	Den	2nd	11.19	x 11.15	

Client Remks: This beautifully updated 2-bedroom + Den, 1.5-bath home has been completely redone from top to bottom, offering modern updates while preserving its original charm. No detail has been over looked: updated electrical panel, new septic, new furnace, new windows and doors, new flooring, fresh paint, updated bathrooms and new kitchen with stainless steel appliance, this home is truly turnkey. The layout offers defined yet connected living spaces filled with natural light perfect for everyday living or hosting guests. With updated finishes throughout and nothing left to do but move in, this turnkey home is ideal for buyers looking for comfort, style, and peace of mind. Conveniently located just 20 minutes from Smiths Falls and 30 minutes from Brockville, you'll enjoy the best of both worlds, rural charm with city conveniences just a short drive away. With nothing left to do but unpack, just move in and start making memories! Book your showing today!

Inclusions: Fridge, Stove, Dishwasher, Hood Fan, Washer, Dryer

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