



		<b>168 Main St</b> <b>Leeds and the Thousand Islands Ontario K0H 2N0</b> Leeds and the Thousand Islands 824 - Rear of Leeds - Lansdowne Twp Leeds and Grenville <b>SPIS:</b> N <b>Taxes:</b> \$2,826/2024		<b>List: \$520,000 For: Sale</b>			
		Detached <b>Link:</b> N 1 1/2 Storey		<b>Front On:</b> N <b>Acre:</b> < .50 <b>Rms:</b> 8 <b>Bedrooms:</b> 3 <b>Washrooms:</b> 2 1x4xMain, 1x2x2nd			
		<b>Lot:</b> 100 x 175 Feet Irreg: <b>Dir/Cross St:</b> Main St. & Hillside Cir. <b>Directions:</b> From Hwy. 15 turn onto Main St. and follow to #168					
<b>MLS#:</b> X12367754 <b>PIN#:</b> 442930249 <b>Assignment:</b> N <b>Fractional Ownership:</b> N <b>Possession Remarks:</b> TBD							
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Full / Unfinished <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Propane <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Year Built:</b> 2021 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 1100-1500 <b>Lot Shape:</b> Rectangular <b>Lot Size Source:</b> GeoWarehouse <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Insulated Concrete Form <b>Assessment:</b> <b>POTL:</b> N <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> Lower <b>Phys Hdcap-Eqp:</b>		<b>Exterior:</b> Stone / Vinyl Siding <b>Gar/Gar Spcs:</b> Detached / 1 <b>Park/Drive:</b> Private <b>Drive:</b> Private <b>Drive Park Spcs:</b> 3 <b>Tot Prk Spcs:</b> 4 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> N <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> <b>Exterior Feat:</b> Deck <b>Interior Feat:</b> Carpet Free, Water Heater Owned, Sump Pump		<b>Zoning:</b> Residential <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Well <b>Water Supply Type:</b> <b>Sewer:</b> Septic <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>Under Contract:</b> Propane Tank <b>HST Applicable to Sale Price:</b> Not Subject to HST <b>Oth Struct:</b> <b>Survey Type:</b> Unknown			
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>		
1	Living	Main	12.27	x 15.45	Vaulted Ceiling	Laminate	Open Concept
2	Kitchen	Main	11.52	x 13.22	Laminate	Open Concept	Centre Island
3	Dining	Main	11.47	x 8.2	Laminate	Open Concept	
4	Other	Main	8.59	x 13.01	Laminate	W/O To Deck	
5	Bathroom	Main	9.3	x 7.79	4 Pc Bath	Tile Floor	
6	Br	Main	11.77	x 9.09	Laminate		
7	2nd Br	Main	11.64	x 9.71	Laminate		
8	Prim Bdrm	2nd	12.72	x 12.73	2 Pc Ensuite	W/I Closet	
<b>Client Remks:</b> Welcome to this 3-bedroom, 1.5-bath home in Seeley's Bay, just a short commute to Kingston. Step inside to an open-concept main floor featuring a bright living room with vaulted ceilings and expansive windows. The layout flows into a spacious dining area and custom kitchen with quartz counters, tiled backsplash, and stainless-steel appliances - ideal for entertaining. A bonus area leads to the rear deck for easy indoor-outdoor living. The main level offers two bedrooms and a stunning 4-piece bath complete with freestanding tub, separate shower, and large vanity. Wide plank laminate flooring runs seamlessly throughout. Upstairs, the private primary suite includes a walk-in closet and 2-piece ensuite. The lower level is ready for your finishing touches, with walls, electrical, and plumbing already roughed in for added living space. Located in the charming village of Seeley's Bay on the historic Rideau Waterway, this home combines modern comfort with small-town charm and convenient access to amenities.							
<b>Inclusions:</b> Fridge, dishwasher, stove, washer, dryer							
<b>Listing Contracted With:</b> RIDEAU REALTY LIMITED <b>Ph:</b> 613-272-5000							