



**342 Kitley Line 8 Rd**  
**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

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Half / 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> 1900 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 1100-1500 <b>Lot Size Source:</b> GeoWarehouse <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Stone <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> Upper <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Vinyl Siding <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> <b>Drive:</b> <b>Drive Park Spcs:</b> 3 <b>Tot Prk Spcs:</b> 3 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Family Room <b>Interior Feat:</b> Water Heater Owned	<b>Zoning:</b> R1 <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>HST Applicable to</b> Not Subject to HST <b>Sale Price:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None
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#	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