



<b>6B Portland Graphite Rd</b> <b>Rideau Lakes Ontario K0G 1V0</b> Rideau Lakes 818 - Rideau Lakes (Bastard) Twp Leeds and Grenville <b>SPIS: N      Taxes: \$2,900/2025</b>		<b>List: \$1,299,900 For: Sale</b>	
Detached	<b>Front On:</b> N	<b>Rms:</b> 13	
<b>Link:</b> N	<b>Acre:</b> .50-1.99	<b>Bedrooms:</b> 3	
Bungalow-Raised		<b>Washrooms:</b> 4	
		3x4xMain, 1x2xMain	
<b>Lot:</b> 201.96 x 249.91 Feet <b>Irreg:</b> <b>Dir/Cross St:</b> Hwy. 15 & Portland Graphite Rd. <b>Directions:</b> From Hwy. 15 turn onto Portland Graphite Rd. - Follow to Pin #6B			

<b>MLS#:</b> X12427940	<b>PIN#:</b> 441230089
<b>Possession Remarks:</b> Can accommodate a quick closing	

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Full / W/O <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Propane <b>A/C:</b> None <b>Central Vac:</b> N <b>Apx Age:</b> 0-5 <b>Year Built:</b> 2024 <b>Apx Sqft:</b> 3000-3500 <b>Lot Size Source:</b> MPAC <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Insulated Concrete Form <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> Main <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Vinyl Siding <b>Gar/Gar Spcs:</b> Attached / 2 <b>Park/Drive:</b> Private <b>Drive:</b> Private <b>Drive Park Spcs:</b> 6 <b>Tot Prk Spcs:</b> 8 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Family Room, Fireplace/Stove, Level, School Bus Route <b>Exterior Feat:</b> Deck <b>Interior Feat:</b> Carpet Free, Primary Bedroom - Main Floor	<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Well <b>Water Supply:</b> Drilled Well <b>Type:</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> Available
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	13	x 18.08	Pantry
2	Living	Main	31.67	x 20.67	Wood Stove
3	Dining	Main	12.08	x 18.08	W/O To Deck
4	Laundry	Main	7.83	x 17	
5	Prim Bdrm	Main	28	x 14	4 Pc Ensuite      W/I Closet
6	2nd Br	Main	12.33	x 13	
7	3rd Br	Main	12.33	x 13	
8	Office	Main	10.5	x 10.67	
9	Bathroom	Main	6	x 9	4 Pc Bath
10	Bathroom	Main	10.5	x 5	4 Pc Bath
11	Pantry	Main	9	x 7	
12	Bathroom	Main	9	x 3	2 Pc Bath

**Client Remks:** Here is your chance to own a massive raised bungalow offering over 3,400 sq/ft of main floor living! This impressive home features 3 bedrooms plus an office, 3.5 bathrooms, and an open-concept layout with space to spare. You will not want to miss out on this kitchen that comes complete with stainless steel appliances, granite counters, a huge centre island, and a 9 x 7 walk-in pantry. The dining area has patio doors leading out to one of two decks perfect for entertaining. Enjoy the bright living room featuring expansive windows that fill the space with natural light, complemented by a cozy woodstove that adds warmth and charm. The huge primary suite includes a 4-piece ensuite with dual sinks and walk-in closet. The full, unfinished walkout basement adds another 3,400 sq/ft of potential. An attached oversized garage (35 x 27) provides plenty of room for vehicles and storage. Built on an ICF foundation with vinyl siding and asphalt shingles. This home is heated by a propane furnace. Centrally located on just over an acre offering an easy commute to Perth, Smiths Falls, Brockville, Kingston, or Ottawa. This property is ideal for those seeking space and convenience! Call today for more information or to book your private viewing.

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