



**24 Briar Hill Rd**  
**Rideau Lakes Ontario K0E 1N0**  
Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp Leeds and Grenville  
**SPIS:** N **Taxes:** \$0/2025  
**List: \$419,000 For: Sale**  
Detached **Front On:** N **Rms:** 4  
**Link:** N **Acres:** .50-1.99 **Bedrooms:** 2  
Bungalow **Washrooms:** 1  
1x4  
**Lot:** 280.64 x 199.06 Feet **Irreg:**  
**Dir/Cross St:** Hwy 15 and Briar hill Road  
**Directions:** From Hwy 15, turn onto Briar Hill Road. Property will be on the left.

**MLS#:** X12432242 **PIN#:** 441140114  
**Possession Remarks:** TBD

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Other / Electric <b>A/C:</b> None <b>Central Vac:</b> N <b>Apex Age:</b> <b>Apex Sqft:</b> 700-1100 <b>Lot Shape:</b> Irregular <b>Lot Size Source:</b> Survey <b>Roof:</b> Metal <b>Foundation:</b> Slab <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> Other <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> <b>Drive:</b> <b>Drive Park Spcs:</b> 10 <b>Tot Prk Spcs:</b> 10 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> <b>Exterior Feat:</b> Deck <b>Interior Feat:</b> Carpet Free	<b>Zoning:</b> RG <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> Heritage <b>Farm/Agr:</b> <b>Waterfront:</b> None <b>Retirement:</b> <b>HST Applicable to Sale Price:</b> Not Subject to HST <b>Oth Struct:</b> <b>Survey Type:</b> None
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<b>Waterfront:</b> None					
#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	14.27	x 11.12	Combined W/Living
2	Living	Main	14.04	x 10.53	Combined W/Kitchen Combined W/Dining W/O To Patio
3	Dining	Main	9.55	x 8.17	Combined W/Living
4	Br	Main	9.06	x 19.29	
5	Prim Bdrm	Main	12.17	x 10.7	Double Closet
6	Bathroom	Main	7.87	x 7.41	4 Pc Bath
7	Utility	Main	9.78	x 3.64	Combined W/Laundry

**Client Remks:** Discover the opportunity to put your personal touch on this 2 bedroom, 1 bathroom home, started in 2022 and ready for its new owners vision. Much of the hard work has already been completed, with only finishing touches left to transform it into your dream property. Built on a Legalett 3200E GeoSlab foundation, the home features electric in-slab radiant floor heating, keeping the entire house evenly heated from the ground up. Set on a property surrounded by mature trees, the home offers both privacy and natural beauty. Adding to its unique appeal, the property also includes the historic Morton schoolhouse, now upgraded with 200-amp service, it's a versatile space with endless possibilities as a workshop, studio, guesthouse, or a remarkable restoration project. This home is perfect for anyone looking for a unique property with room to add their personal touch. Don't miss this rare chance to create a home that reflects your style, all while enjoying the benefits of modern construction paired with a piece of local history.  
**Inclusions:** Fridge, Stove, Microwave/hood fan, Dishwasher, Washer, Dryer, Pallet of bricks  
**Listing Contracted With:** RIDEAU REALTY LIMITED **Ph:** 613-272-5000