109 Perth St **List: $539,000 For: Sale**
Rideau Lakes Ontario K0G 1E0
Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp Leeds and Grenville
SPIS: N **Taxes:** $2,226/2026

Detached **Front On:** E **Rms:** 10 + 1
Link: N **Acre:** **Bedrooms:** 3
Backsplit 3 **Washrooms:** 2
1x4, 1x3

Lot: 266.56 x 289 Feet **Irreg:**
Dir/Cross St: Perth St and Highway 15
Directions: From Highway 15 turn onto Perth St (Elgin) and follow to pin 109.

MLS#: X12784120 **PIN#:** 442800136
Possession Remarks: TBD
Legal: PT LT G PL 88 PART 1 28R15815; RIDEAU LAKES

Kitchens: 1
Fam Rm: Y
Basement: Partial Basement / Partially Finished / Walk-Out
Fireplace/Stv: N
Heat: Forced Air / Propane
A/C: Central Air
Central Vac: N
Apx Age:
Year Built: 1972
Yr Built Source: MPAC
Apx Sqft: 1500-2000
Lot Size Source: GeoWarehouse
Roof: Asphalt Shingle
Foundation: Block
Assessment: 2025
POTL:
POTL Mo Fee:
Elevator/Lift:
Laundry Lev:
Phys Hdcap-Eqp:

Exterior: Brick
Gar/Gar Spcs: Detached / 1
Park/Drive:
Drive:
Drive Park Spcs: 6
Tot Prk Spcs: 6
UFFI:
Pool: None
Energy Cert:
Cert Level:
GreenPIS:
Prop Feat: Family Room, Level, School Bus Route, Wooded/Treed
Exterior Feat: Privacy, Porch, Recreational Area, Year Round Living
Interior Feat: Water Softener, Water Heater Owned

Zoning:
Cable TV:
Hydro:
Gas:
Phone:
Water: Well
Water Supply Type:
Sewer: Septic
Spec Desig: Unknown
Farm/Agr:
Waterfront:
Retirement:
HST Applicable to Not Subject to HST
Sale Price:
Oth Struct:
Survey Type: Available

#	Room	Level	Length (ft)		Width (ft)	Description
1	Living	Main	18.08	x	13.58	
2	Kitchen	Main	11.88	x	12.89	
3	Dining	Main	12.6	x	9.68	
4	Family	Main	19.88	x	12.7	
5	Laundry	Main	10.5	x	5.09	
6	Br	Upper	11.94	x	12.17	
7	2nd Br	Upper	13.39	x	10.89	
8	3rd Br	Upper	13.39	x	9.09	
9	Workshop	Lower	27.66	x	11.98	
10	Utility	Lower	16.17	x	9.38	

Client Remks: Welcome to this charming 3-bedroom, 2-bath back-split brick home, ideally situated on a large approx. 1.7 acre lot in the amenity-rich village of Elgin where everything you need is close to home. Offering space, privacy, easy accessibility and versatility, this property delivers the perfect blend of rural tranquility and everyday convenience. The main floor features beautiful hardwood floors, a large sun-filled living room highlighted by a huge picture window, a functional kitchen with a separate dining area, and a versatile family room-ideal as an additional living space, home office, or potential business area. Just off the family room you'll find a 3 pc bathroom, separate laundry room, and direct access to the backyard, making this layout both practical and flexible. A few steps up, the upper level offers three good-sized bedrooms and a full bathroom. The lower level provides excellent storage and a large multi-purpose room that could easily serve as a workshop, hobby room, or additional living space. Mostly new custom window coverings are featured throughout the home. Outside, enjoy a large private yard surrounded by mature trees, with a treed/wooded area at the rear of the property-perfect for nature lovers or potential further development / multiple uses. Additional features include a detached carport and a separate storage shed/garage. Whether you're a growing family, someone looking to work from home, tradesperson or retiree, this property offers outstanding flexibility in a fantastic location. Not far off Highway 15 and centrally located, it's an easy commute to Perth, Smiths Falls, Brockville and Kingston. Book your personal viewing today to experience all this home has to offer.
Inclusions: Fridge, Stove, dishwasher, washer, dryer, hot water tank, water treatment system, carport

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

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