

PRICE  
REDUCED

*Renovated Home on  
Large Lot in Elgin*



**183 Main Street, Elgin, ON**

**Extensively renovated and updated home located on a large lot in the Village of Elgin.**

This home is perfect for a first-time homebuyer, a family or someone just looking for a home in a small town. The 3-level side split house is filled with light coming in from the large windows and has an attached single car garage, 3 bedrooms, 1.5 bathrooms and a large open concept kitchen and living room area. The basement level has a recreation room with walkout stairs to the backyard, a laundry room and utility area. The backyard is expansive and completely fenced in with a garden shed and hot tub and backs onto a large vacant land parcel. The home is serviced by a drilled well and septic system and heated with a forced air propane and cooled with central A/C.

- # X11976409
- \$ **\$389,000**
- 3 Bedrooms
- 2 Bathrooms
- Lot: 100 x 150Ft

*Your Total Real Estate Package!*

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



[www.gurreathomes.com](http://www.gurreathomes.com)



[info@gurreathomes.com](mailto:info@gurreathomes.com)

**(613) 273-9595**



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Elgin, ON**

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## Listing Description

***Extensively renovated and updated home located on a large lot in the Village of Elgin.***

This home is perfect for a first-time homebuyer, a family or someone just looking for a home in a small town. The 3-level side split house is filled with light coming in from the large windows and has an attached single car garage, 3 bedrooms, 1.5 bathrooms and a large open concept kitchen and living room area.

The basement level has a recreation room with walkout stairs to the backyard, a laundry room and utility area. The backyard is expansive and completely fenced in with a garden shed and hot tub and backs onto a large vacant land parcel.

The home is serviced by a drilled well and septic system and heated with a forced air propane and cooled with central A/C.

The house has new flooring throughout, freshly painted rooms, updated bathrooms and a beautiful new kitchen with a large island. The principal rooms are spacious and bright, the bedrooms are nicely separated on the upper level and the single car garage is easily accessed from the interior of the home.

Located just steps away from South Crosby Public School, the public library, groceries, and all amenities in the village. Elgin is an easy commute to Kingston, Smiths Falls, Perth or Brockville and is conveniently located on Highway 15, 35 minutes south of Smith Falls and 45 minutes north of Kingston.

## Directions

Main Street / Pineview Drive



# MORE INFORMATION

## Recent Upgrades:

- **Air Conditioning:** 2024
- **Bathrooms Updated:** 2024
- **Kitchen Updated:** 2024
- **Sump Pump** (with Backup Battery): 2023
- **Generator Hookup:** 2023
- **Hot Tub:** 2020
- **Pressure Tank:** 2019
- **Electrical Panel:** 2018
- **Furnace:** 2018

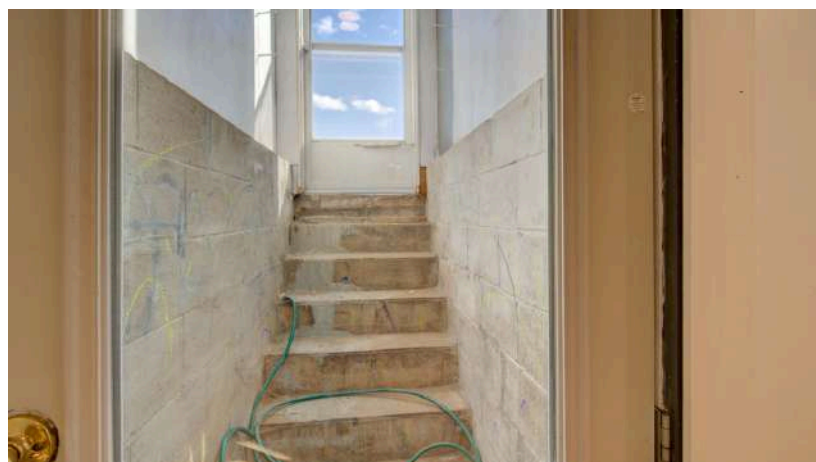
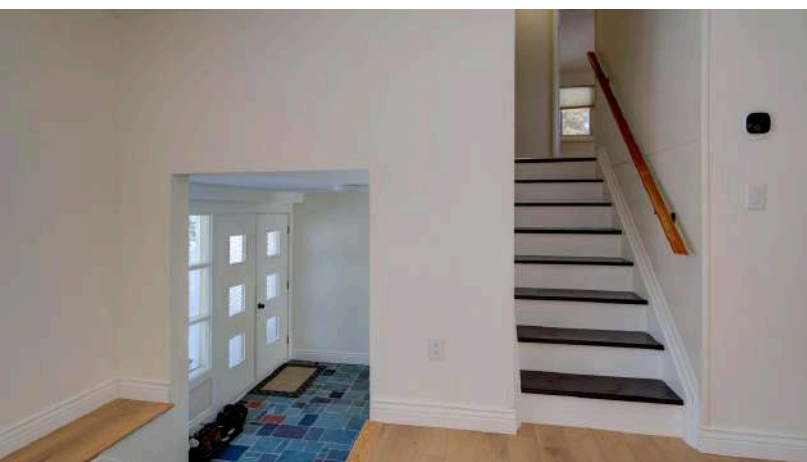
## Utility Costs (2024 Estimates):

- Hydro: \$200–\$250/month
- Propane (Levac): \$2,137.09



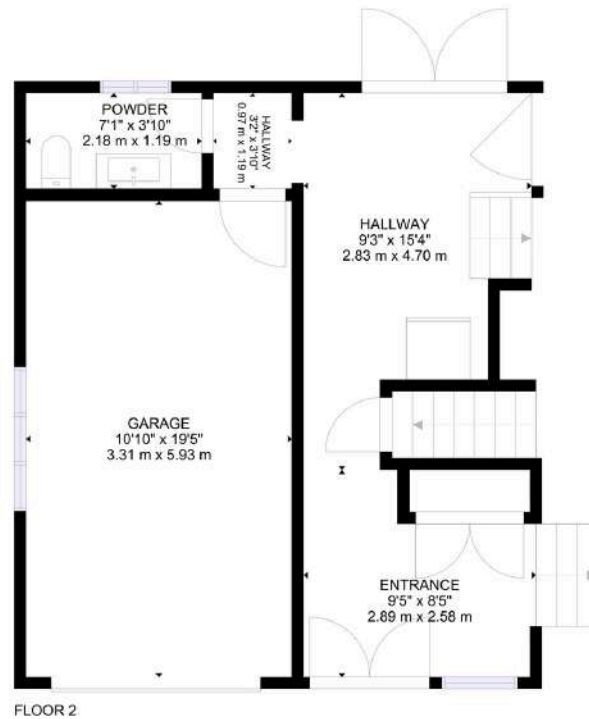


# GALLERY

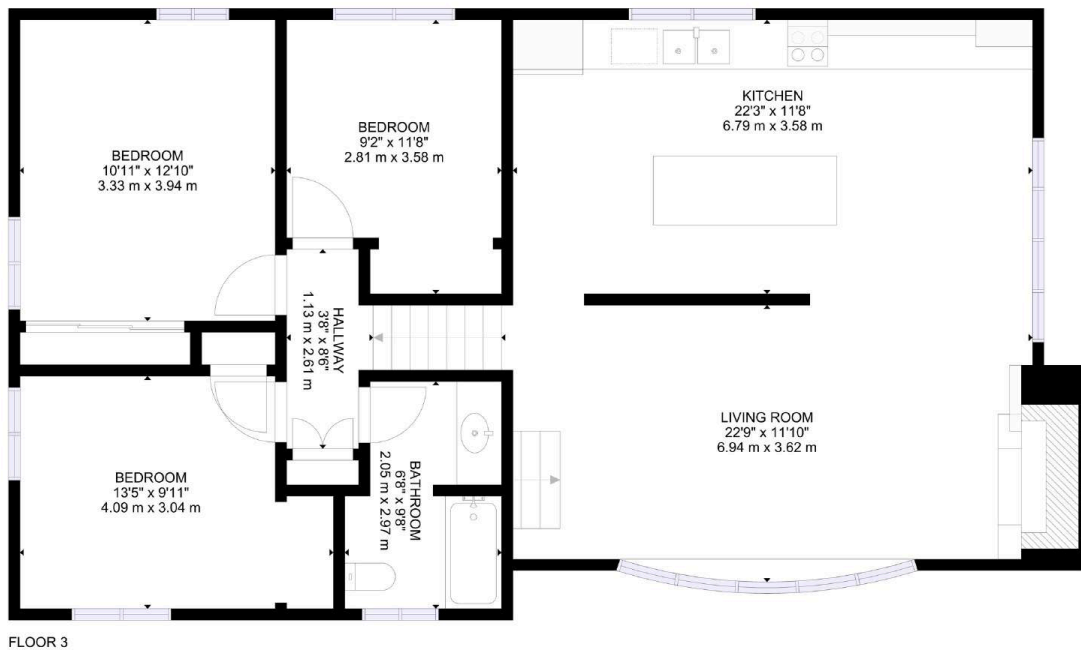


# FLOOR PLANS

## MAIN LEVEL



## UPPER LEVEL

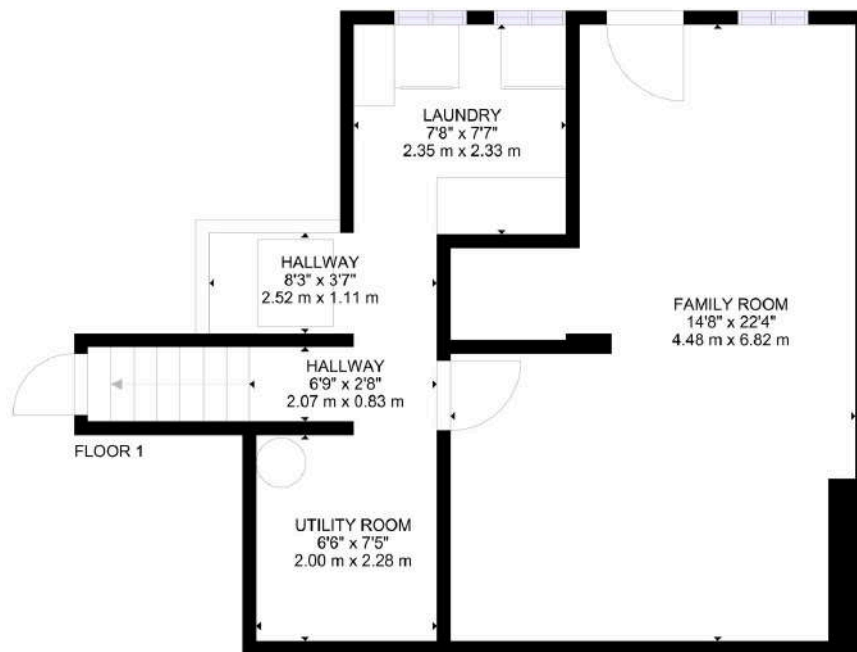


GROSS INTERNAL AREA  
FLOOR 1: 484 sq.ft, 45 m<sup>2</sup>, FLOOR 2: 269 sq.ft, 25 m<sup>2</sup>, FLOOR 3: 1056 sq.ft, 98 m<sup>2</sup>  
EXCLUDED AREA: GARAGE: 211 sq.ft, 20 m<sup>2</sup>  
TOTAL: 1809 sq.ft, 168 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# FLOOR PLANS

## MIDDLE FLOOR

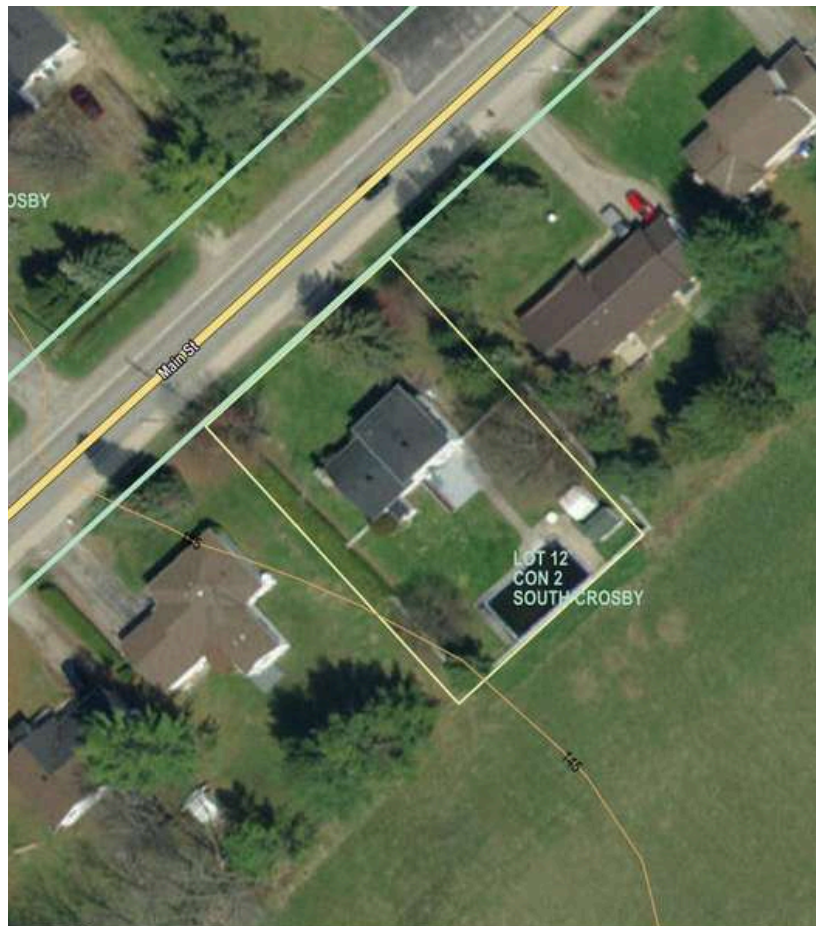


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TOTAL: 1809 sq.ft, 168 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# AERIAL IMAGES





# SEPTIC PUMPING RECEIPT

**2730258 ONTARIO LTD.**  
**Operating As BRYAN'S SEPTIC SERVICE**  
HST #75775070  
Bryan Colford  
Septic Tank Pumping & Liquid Waste Disposal  
P.O. Box 37, Westport, Ontario K0G 1X0  
(613) 273-3078 Mobile (613) 264-3356  
e-Transfer payment with invoice to:  
btcolford@hotmail.com

CUSTOMER ORDER NO. TELEPHONE  
NAME  
ADDRESS  
183 Main St. Elgin  
CASH CHARGE ☒ CHEQUE DEBIT CARD C.O.D. ON ACCOUNT ADSE PAID OUT  
Pumped 800 gallon septic tank  
SUBTOTAL  
HST / GST 34.57  
PST  
TOTAL 300.00  
SPECIAL INSTRUCTIONS: Brooke.  
SOLD BY RECEIVED BY  
43211  
Product 609  
THANK YOU

# INTERACTIVE LINKS

## Virtual Tour



Scan the QR Code or Visit:  
<https://my.matterport.com/show/?m=Z5K2Hsp1AuL>

## Video Tour



Scan the QR Code or Visit:  
<https://youtu.be/hS6pkfboz4U>

## Google Map



Scan the QR Code or Visit:  
<https://maps.app.goo.gl/549LxTNWB4va758y6>

## Panorama View



Scan the QR Code or Visit:  
<https://360panos.org/panos/183MainStreet/>



# MLS LISTING



<b>183 Main St</b>		<b>List: \$389,000 For: Sale</b>	
<b>Rideau Lakes Ontario K0G 1E0</b>			
Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp Leeds and Grenville			
<b>SPIS:</b> N	<b>Taxes:</b> \$1,813.68/2024	<b>DOM:</b> 0	
Detached	<b>Front On:</b> 5	<b>Rms:</b> 10	
<b>Link:</b> N	<b>Acre:</b> < .50	<b>Bedrooms:</b> 3	
Sidesplit 3		<b>Washrooms:</b> 2	
		1x4xUpper, 1x2xMain	
<b>Lot:</b> 100 x 150 Feet <b>Irreg:</b>			
<b>Dir/Cross St:</b> Main Street / Pineview Drive			

**MLS#:** X11976409 **PIN#:** 442830166

**Possession Remarks:** TBD

<b>Kitchens:</b> 1	<b>Exterior:</b> Stone / Vinyl Siding	<b>Zoning:</b> RG
<b>Fam Rm:</b> N	<b>Drive:</b> Pvt Double	<b>Cable TV:</b> Y Y
<b>Basement:</b> Fin W/O / Part Bsmt	<b>Gar/Gar Spcs:</b> Built-In / 1	<b>Hydro:</b> Well
<b>Fireplace/Stv:</b> Y	<b>Drive Park Spcs:</b> 4	<b>Gas:</b> Drilled Well
<b>Heat:</b> Forced Air / Propane	<b>Tot Prk Spcs:</b> 5 None	<b>Phone:</b> Septic
<b>A/C:</b> Central Air	<b>UFFI:</b>	<b>Water:</b> Unknown
<b>Central Vac:</b> N	<b>Pool:</b>	<b>Water Supply:</b>
<b>Apx Age:</b>	<b>Energy Cert:</b>	<b>Sewer:</b>
<b>Apx Sqft:</b>	<b>Cert Level:</b>	<b>Spec Desig:</b>
<b>Assessment:</b>	<b>GreenPIS:</b>	<b>Farm/Agr:</b>
<b>POTL:</b>	<b>Prop Feat:</b>	<b>Waterfront:</b>
<b>POTL Mo Fee:</b>	Fireplace/Stove, Golf, Lake Access, Park,	<b>Retirement:</b>
<b>Elevator/Lift:</b>	School, School Bus Route, Wooded/Treed	<b>Oth Struct:</b> Garden Shed
<b>Laundry Lev:</b> Lower		
<b>Phys Hdcap-Eqp:</b>		
<b>Topography:</b> Flat,Wooded/Treed		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	9.19	x6.23	Tile Floor
2	Living	Main	22.31	x 10.83	Laminate
3	Kitchen	Main	22.31	x11.48	Laminate
4	Foyer	Main	11.48	x 7.22	Laminate
5	Bathroom	Main	10.83	x3.94	2 Pc Bath
6	Bathroom	Upper	9.51	x6.56	4 Pc Bath
7	Prim Bdrm	Upper	12.8	x10.83	Laminate
8	2nd Br	Upper	9.19	x9.19	Laminate
9	3rd Br	Upper	10.83	x 8.84	Laminate
10	Rec	Bsmt	21.98	x 14.44	Laminate
11	Laundry	Bsmt	7.87	x 7.22	Laminate
12	Utility	Bsmt	7.55	x 6.56	Laminate

**Client Remks:** Renovated and updated home located on a large lot in the Village of Elgin. This home is perfect for a first-time home buyer, a family or someone just looking for a home in a small town. The 3-level side split house is filled with light coming in from the large windows and has an attached single car garage, 3 bedrooms, 1.5 bathrooms and a large open concept kitchen and living room area. The basement level has a recreation room with walkout stairs to the backyard, a laundry room and utility area. The backyard is expansive and completely fenced in with a garden shed and hot tub and backs onto a large vacant land parcel. The home is serviced by a drilled well and septic system and heated with a forced air propane and cooled with central A/C. The house has new flooring throughout and a beautiful new kitchen with a large island. The principal rooms are spacious and bright, the bedrooms are nicely separated on the upper level and the single car garage is easily accessed from the interior of the home. Located just steps away from South Crosby Public School, the public library, groceries, and all amenities in the village. Elgin is an easy commute to Kingston, Smiths Falls, Perth or Brockville and is conveniently located on Highway 15, 35 minutes south of Smith Falls and 45 minutes north of Kingston.

**Extras:**

**Listing Contracted With:** ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE Ph: 613-273-9595



## Questions? Contact us:

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



Westport Office:  
7 Spring Street, P.O. Box 148,  
Westport, ON K0G 1X0

[www.gurreathomes.com](http://www.gurreathomes.com)  
[info@gurreathomes.com](mailto:info@gurreathomes.com)  
(613) 273-9595

Kingston Office:  
640 Cataraqui Woods Drive  
Kingston, ON K7P 2Y5

*Your Total Real Estate Package!*