



<b>183 Main St</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> 50		
Detached <b>Link:</b> N Sidesplit 3	<b>Front On:</b> S <b>Acre:</b> < .50	<b>Rms:</b> 10 <b>Bedrooms:</b> 3 <b>Washrooms:</b> 2 1x4xUpper, 1x2xMain
<b>Lot:</b> 100 x 150 Feet Irreg: <b>Dir/Cross St:</b> Main Street / Pineview Drive		

<b>MLS#:</b> X11976409 <b>PIN#:</b> 442830166
<b>Possession Remarks:</b> TBD

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Fin W/O / Part Bsmt <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Propane <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 1100-1500 <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> Lower <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Stone / Vinyl Siding <b>Drive:</b> Pvt Double <b>Gar/Gar Spcs:</b> Built-In / 1 <b>Drive Park Spcs:</b> 4 <b>Tot Prk Spcs:</b> 5 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Fireplace/Stove, Golf, Lake Access, Park, School, School Bus Route, Wooded/Treed	<b>Zoning:</b> RG <b>Cable TV:</b> <b>Hydro:</b> Y <b>Gas:</b> <b>Phone:</b> Y <b>Water:</b> Well <b>Water Supply:</b> Drilled Well <b>Sewer:</b> Septic <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>Oth Struct:</b> Garden Shed
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<b>Topography:</b> Flat,Wooded/Treed					
#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	9.19	x 6.23	Tile Floor
2	Living	Main	22.31	x 10.83	Laminate
3	Kitchen	Main	22.31	x 11.48	Laminate
4	Foyer	Main	11.48	x 7.22	Laminate
5	Bathroom	Main	10.83	x 3.94	2 Pc Bath
6	Bathroom	Upper	9.51	x 6.56	4 Pc Bath
7	Prim Bdrm	Upper	12.8	x 10.83	Laminate
8	2nd Br	Upper	9.19	x 9.19	Laminate
9	3rd Br	Upper	10.83	x 9.84	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:** 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.

<b>Extras:</b>
<b>Listing Contracted With:</b> ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE <b>Ph:</b> 613-273-9595