



**9625 Highway 42**  
**Rideau Lakes Ontario K0G 1X0**  
Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville  
**SPIS:** N      **Taxes:** \$4,094.70/2024      **DOM:** 0

Detached      **Front On:** S      **Rms:** 10  
**Link:** N      **Acre:** .50-1.99      **Bedrooms:** 2 + 0  
Bungalow      **Washrooms:** 3  
1x2xMain, 1x3xMain, 1x4xMain  
**Lot:** 581.56 x 226.57 Feet Irreg:  
**Dir/Cross St:** Highway 42 / Noonan Road

**MLS#:** X12112359      **PIN#:** 441030167  
**Fractional Ownership:** N  
**Possession Remarks:** TBD

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> Y <b>Heat:</b> Heat Pump / Electric <b>A/C:</b> Wall Unit <b>Central Vac:</b> N <b>Apx Age:</b> 16-30 <b>Apx Sqft:</b> 1500-2000 <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> Stone / Vinyl Siding <b>Drive:</b> Pvt Double <b>Gar/Gar Spcs:</b> Attached / 3 <b>Drive Park Spcs:</b> 4 <b>Tot Prk Spcs:</b> 7 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Beach, Fireplace/Stove, Golf, Lake Access, Library, Place Of Worship, School Bus Route	<b>Zoning:</b> RU <b>Cable TV:</b> A <b>Hydro:</b> Y <b>Gas:</b> N <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> None <b>Retirement:</b> <b>Oth Struct:</b> Out Buildings, Shed
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**Topography:** Flat,Level,Wooded/Treed      **Rural Services:**  
**Access to Property:** Municipal Road,Year Round Municipal Road      Cell Services,Electricity Connected,Garbage Pickup,Recycling  
**Waterfront:** None      Pickup,Telephone Available

#	Room	Level	Length (ft)	Width (ft)	Description
1	Office	Main	17.72	x 9.84	Hardwood Floor
2	Bathroom	Main	10.17	x 6.89	2 Pc Bath      Tile Floor
3	Kitchen	Main	16.73	x 15.09	Tile Floor
4	Dining	Main	19.36	x 10.17	Hardwood Floor
5	Living	Main	19.36	x 14.11	Hardwood Floor      Fireplace
6	Prim Bdrm	Main	14.76	x 13.12	Hardwood Floor
7	Other	Main	9.84	x 5.25	Hardwood Floor      W/I Closet
8	Bathroom	Main	9.84	x 5.25	3 Pc Ensuite      Tile Floor
9	Bathroom	Main	10.5	x 5.91	4 Pc Bath      Combined W/Laundry Tile Floor
10	Br	Main	14.76	x 11.48	Hardwood Floor

**Client Remks:** Beautiful and spacious bungalow located between Westport and Newboro. This home is impressive and the quality of the build is evident everywhere you look. The house has a large open-concept main living/dining area with cathedral ceilings, engineered hardwood floors, a stone-clad propane fireplace and is completely wired for sound throughout the home and garage. The kitchen features a gourmet cherry kitchen with granite counter tops, a large eating area and access to the rear yard. The home has two generously sized bedrooms, a full ensuite bathroom in one bedroom as well as a walk-in closet and another full bathroom down the hallway. There is also a half bathroom near the entrance of the home. The state-of-the art mechanical room has the in-floor radiant heat plumbing, HRV, a 200-amp service panel and the well water pressure system. The attached triple car garage is fully insulated and heated and has a room that can be used as an office or recreation/games room. The property includes 1.7 landscaped acres of land, two storage sheds with an attached carport and is serviced by a drilled well and septic system. Prime location in Rideau Lakes Township with multiple lakes in the area as well as golf courses, shopping and dining nearby in the Village of Westport.

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