



9727 Highway 42
Rideau Lakes Ontario K0G 1X0
 Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville
SPIS: N **Taxes:** \$3,658.94/2025 **DOM:** 0
List: \$639,000 For: Sale
 Detached **Front On:** W **Rms:** 11
Link: N **Acre:** .50-1.99 **Bedrooms:** 3
 Bungalow **Washrooms:** 3
 1x2xMain, 1x3xMain, 1x4xMain
Lot: 150 x 300 Feet Irreg:
Dir/Cross St: Highway 42 / Noonan Road
Directions: Highway 42 (County Road 42). Watch for signs.

MLS#: X12751278 **PIN#:** 441050149
Possession Remarks: TBD
Legal: PT LT 8 CON 7 NORTH CROSBY PT 2 28R2876; RIDEAU LAKES

Kitchens: 1 Fam Rm: N Basement: Full / Unfinished / Development Potential Fireplace/Stv: Y Heat: Forced Air / Propane A/C: Central Air Central Vac: Y Apx Age: 16-30 Year Built: 1999 Apx Sqft: 1500-2000 Lot Shape: Rectangular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:	Exterior: Vinyl Siding Gar/Gar Spcs: Attached / 2 Park/Drive: Drive: Private Double Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Beach, Central Vacuum, Fireplace/Stove, Golf, Lake Access, Library, Park, School Bus Route Exterior Feat: Deck, Landscaped, Privacy, Porch Enclosed, Year Round Living Interior Feat: Central Vacuum, Primary Bedroom - Main Floor, Sump Pump, Water Heater Owned, Water Softener Security Feat: Smoke Detector	Zoning: RU Cable TV: N Hydro: Y Gas: N Phone: A Water: Well Water Supply Type: Drilled Well Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: None Retirement: Under Contract: Propane Tank HST Applicable to: Not Subject to HST Sale Price: Oth Struct: Garden Shed Survey Type: None
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Topography: Flat, Level, Wooded/Treed
Waterfront: None
Rural Services: Cell Services, Electricity Connected, Garbage Pickup, Recycling Pickup, Telephone Available

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Sunroom	Main	23.62	x 11.15	Vinyl Floor	W/O To Yard
2	Foyer	Main	15.09	x 11.48	Vinyl Floor	Laminate
3	Kitchen	Main	13.12	x 10.17	Vinyl Floor	Laminate
4	Laundry	Main	8.86	x 6.56	Vinyl Floor	W/O To Garage
5	Bathroom	Main	6.56	x 3.28	2 Pc Bath	Vinyl Floor
6	Living	Main	23.95	x 23.29	Broadloom	Combined W/Dining Fireplace
7	Bathroom	Main	11.81	x 7.87	3 Pc Bath	Vinyl Floor Whirlpool
8	Prim Bdrm	Main	14.44	x 13.78	Broadloom	W/O To Deck
9	Bathroom	Main	11.81	x 5.58	4 Pc Ensuite	Vinyl Floor
10	2nd Br	Main	11.15	x 9.84	Broadloom	
11	3rd Br	Main	11.15	x 9.84	Broadloom	

Client Remks: Country living just minutes southeast of the Village of Westport! This beautiful bungalow sits back from the road with a fenced rear yard, storage sheds and a 2-car detached garage. The home has a covered rear porch and a large deck off the back of the home as well as a 3-season sunroom at the front of the home that is perfect for bug-free evenings with family or friends. The foyer of the home opens up into the oak kitchen with ample countertops and storage. The floor plan is an open-concept design with a large living room with soaring cathedral ceilings, a propane fireplace for those cold winter days and access to the rear deck from the living room. The laundry room sits between the kitchen and garage, along with a 2-pc bathroom. Down the hall, you will find three bedrooms, a full main bathroom as well as a full ensuite bathroom and access to the deck via the primary bedroom. The lower level is extensive and has been spray-foamed and is ready for your designs. The property has been well maintained and is serviced by a drilled well and full septic system and has an on-demand generator system in place. Prime location in the heart of lake country with amenities just a few minutes away in Westport, including shopping, dining, entertainment, a winery, beach plus more!
Inclusions: Fridge, Stove, Dishwasher, Microwave

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