

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

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
2	Foyer	Main	15.09	x 11.48	Vinyl Floor
3	Kitchen	Main	13.12	x 10.17	Vinyl Floor
4	Laundry	Main	8.86	x 6.56	Vinyl Floor
5	Bathroom	Main	6.56	x 3.28	2 Pc Bath
6	Living	Main	23.95	x 23.29	Broadloom
7	Bathroom	Main	11.81	x 7.87	3 Pc Bath
8	Prim Bdrm	Main	14.44	x 13.78	Broadloom
9	Bathroom	Main	11.81	x 5.58	4 Pc Ensuite
10	2nd Br	Main	11.15	x 9.84	Broadloom
11	3rd Br	Main	11.15	x 9.84	Broadloom

Client Remarks: 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