9727 Highway 42 **List: $619,000 For: Sale**
Rideau Lakes Ontario K0G 1X0
Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville
SPIS: N **Taxes:** $3,658.94/2025 **DOM: 32**

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

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

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