



9889 Perth Rd **List: \$559,000 For: Sale**
Rideau Lakes Ontario K0G 1X0
 Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville
SPIS: No **Taxes:** \$3,577.36/2025 **DOM:** 37

Detached **Front On:** S **Rms:** 18
Link: N **Acre:** .50-1.99 **Bedrooms:** 3 + 1
 Bungalow **Washrooms:** 3
 1x4xMain, 1x3xMain, 1x3xSub-Bsmt

Lot: 200 x 330 Feet Irreg:
Dir/Cross St: Perth Road / Concession 8 Road
Directions: Perth Road passed Concession Road 8. Watch for signs.

MLS#: X12833734 **PIN#:** 441050122

Possession Remarks: TBD
Legal: PT LT 9 CON 7 NORTH CROSBY PT 1 28R779; RIDEAU LAKES

Kitchens: 1	Exterior: Cedar	Zoning: RU
Fam Rm: Y	Gar/Gar Spcs: Attached / 2	Cable TV: No
Basement: Finished with Walk-Out / Full	Park/Drive:	Hydro: Yes
Fireplace/Stv: Y	Drive: Circular Drive, Private Double	Gas: No
Heat: Forced Air, Heat Pump / Propane	Drive Park Spcs: 4	Phone: Yes
A/C: Central Air	Tot Prk Spcs: 6	Water: Well
Central Vac: No	UFFI:	Water Supply Type: Drilled Well
Apx Age: 31-50	Pool: None	Sewer: Septic
Year Built: 1984	Energy Cert:	Spec Desig: Unknown
Yr Built Source: MPAC	Cert Level:	Farm/Agr:
Apx Sqft: 1500-2000	GreenPIS:	Waterfront: None
Lot Size Source: GeoWarehouse	Prop Feat: Beach, Family Room, Fireplace/Stove, Lake Access, Park, Place Of	Retirement:
Roof: Asphalt Shingle	Worship, School Bus Route	Under Contract:
Foundation: Concrete Block	Exterior Feat: Awnings, Deck, Landscaped, Privacy, Porch Enclosed, Year	Hot Water Heater, Propane Tank
Assessment:	Round Living	HST Applicable to: Not Subject to HST
POTL:	Interior Feat: Primary Bedroom - Main	Sale Price:
POTL Mo Fee:	Floor, Storage, Sump Pump	Oth Struct: Garden Shed, Kennel
Elevator/Lift:	Security Feat: Smoke Detector	Survey Type: Available
Laundry Lev: Main		
Phys Hdcap-Eqp:		

Topography: Level, Rolling, Wooded/Treed **Easements/Restrict:** Unknown
Access to Property: Year Round Municipal Road **Rural Services:** Cell Services, Electricity Connected, Garbage Pickup, Internet High Speed, Phone Connected, Recycling Pickup
Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	11.48	x 4.59	Tile Floor
2	Laundry	Main	6.23	x 6.23	Vinyl Floor
3	Kitchen	Main	14.76	x 12.8	Vinyl Floor
4	Dining	Main	12.8	x 9.51	Parquet Floor
5	Living	Main	18.37	x 15.75	Broadloom
6	Prim Bdrm	Main	15.09	x 11.48	Broadloom
7	Bathroom	Main	7.55	x 6.23	4 Pc Ensuite
8	2nd Br	Main	11.48	x 10.83	Broadloom
9	3rd Br	Main	12.8	x 8.53	Broadloom
10	Bathroom	Main	11.48	x 7.22	3 Pc Bath
11	Utility	Bsmt	14.76	x 10.5	Vinyl Floor
12	Family	Bsmt	26.25	x 14.76	Vinyl Floor
13	Cold/Cant	Bsmt	15.75	x 2.62	Concrete Floor
14	Office	Bsmt	11.81	x 8.86	Vinyl Floor
15	4th Br	Bsmt	16.4	x 16.4	Concrete Floor
16	Bathroom	Bsmt	9.51	x 8.2	3 Pc Bath
17	Workshop	Bsmt	10.83	x 10.5	Vinyl Floor

Client Remks: Nestled on a picturesque 1.49 acre wooded lot just south of Westport, this charming 1586 sq. ft. bungalow offers peaceful country living with incredible potential. Surrounded by mature trees, perennial gardens, and a thriving vegetable patch, the property provides privacy, natural beauty, and abundant wildlife right in your own backyard. The main level features three spacious bedrooms, two full bathrooms-including a walk-in bathtub ideal for those with mobility considerations-a convenient laundry room, and a bright, welcoming living room anchored by a stunning stone propane fireplace. The kitchen flows seamlessly into the dining area with direct access to a rear deck with an retractable awning, where you can relax and overlook the gardens and wooded landscape beyond. The fully developed walk-out basement expands the living space with a fourth bedroom, a 3-piece bathroom, a generous family room with a second propane fireplace, plus a workshop, cold room, utility area, and plenty of storage throughout. Additional highlights include a drilled well, full septic system, attached

two-car garage, and a garden shed. The front gardens are truly magnificent, showcasing mature shrubs and vibrant perennials that enhance the home's curb appeal. Located just minutes from the village of Westport, you'll enjoy easy access to shops, restaurants, pubs, and local entertainment. The city of Kingston is only 45 minutes south for expanded amenities and big-box shopping. While the home reflects its era, it presents a fantastic opportunity to update and transform it into a stunning modern retreat in a serene country setting.

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Shed, Dog Kennel

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