



9889 Perth Rd **List: \$589,000 For: Sale**
Rideau Lakes Ontario K0G 1X0
 Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville
SPIS: N **Taxes: \$3,577.36/2025** **DOM: 18**

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 Fam Rm: Y Basement: Finished with Walk-Out / Full Fireplace/Stv: Y Heat: Forced Air, Heat Pump / Propane A/C: Central Air Central Vac: N Apx Age: 31-50 Year Built: 1984 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp: | Exterior: Cedar Gar/Gar Spcs: Attached / 2 Park/Drive: Drive: Circular Drive, Private Double Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Beach, Family Room, Fireplace/Stove, Lake Access, Park, Place Of Exterior Feat: Awnings, Deck, Landscaped, Privacy, Porch Enclosed, Year Round Living Interior Feat: Primary Bedroom - Main Floor, Storage, Sump Pump Security Feat: Smoke Detector | Zoning: RU Cable TV: N Hydro: Y Gas: N Phone: Y Water: Well Water Supply Type: Drilled Well Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: None Retirement: Under Contract: Hot Water Heater, Propane Tank HST Applicable to: Not Subject to HST Sale Price: Oth Struct: Garden Shed, Kennel Survey Type: Available |
|--|---|---|

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