

FOR SALE DOM: 0

209 Hutchings RD # 104

Residential | Detached | Freehold
\$679,000 (LP)
(SP)

List Date: 4/29/2021

Rideau Lakes K0G 1X0

Sold Date:

K21002609



2 Storey

BEDS UP	BEDS DOWN	BATHS FULL	BATHS HALF	APPROX Sq.Ft.	AGE Yrs
4	0	2	1		

Age Range: **31-40 Years** Garage **No**
 SqFt Range: Waterfront **Yes**
 Lot Size: **200.00 x 353**
 Property Size: **1.0 -2.99 Acres**

District: **Out of Area**
 Sub-District: **01 - Rideau-St. Lawrence**
 Zoning: **RW**
 PIN: **441060255**
 Taxes: **\$3,706.27 (2020)**
 Possession:
 Access: **Right of Way, Private**
 Rentals: **Propane Tank**

Legal Desc: PT LT 2 CON 8 NORTH CROSBY PT 1 28R4989; T/W LR379738; RIDEAU LAKES

M **D** Virtual Tour

Virtual Tour Virtual Tour Virtual Tour 2 Virtual Tour 3

Look Lake

WF (ft): **200.00** WF Exp: **South**

WF Features: **Dock**

Shoreline: **Natural**

Ext Finish: **Hardboard**
 Roof: **Asphalt Shingle**
 Foundation **Block**

Water	Sewer	Amps
Drilled Well	Septic	200

Basement	Basement Finish
Crawl	
Heating Fuel	Heating Type
Electric, Wood	Baseboard, Wall Furnace
FP: Wood	HW Heat: Electric

Driveway: **Double**
 D/W Details: **Gravel**
 Prkg Spaces: **4**
 Garage Features:

Int Features: **Ceilings-greater than 8', Skylight**
 Ext Features: **Deck, Storage Shed**
 Services: **Garbage Pickup, High Speed Internet, Hydro, Telephone, Cell Service, Recycling Pickup**
 Site Infr: **Level, Scenic View, Water View, Wetlands, Wooded Lot**

Prkg Spc #	# of Prkg	Ownership	Locker #	Condo Fee:	Assessment ? :
------------	-----------	-----------	----------	------------	----------------

Condo Fees Incl: Condo

Chattels Included

Dock, Dryer, Light Fixture(s), Microwave, Refrigerator, Storage Shed, Stove, Washer, Window Coverings

Fixtures Excluded Hot Tub, Raft, 2 Jet Ski Lifts, Furnishing, Air Conditioners, Ceiling Candle Light Fixture in the Screened Porch, Outdoor Furniture on the

Public Remarks Located on Loon Lake, this 4 season cottage or year-round home is situated on a level 1.4 acre lot. Enjoy 200' of waterfront with south facing views! The home sits on a concrete block foundation and crawlspace and is serviced by a drilled well and full septic system. The main floor plan opens up to a large foyer, a two piece bathroom, a large open kitchen and dining area. Next to this is a huge living room with soaring cathedral ceilings, skylights and floor to ceiling stone fireplace with wood insert. There are two large main floor bedrooms and a beautiful 4pc bathroom. Just off the kitchen area is a large cedar sunroom with a door leading out to the wraparound deck hot tub and gorgeous views over the lake. On the second level there is another full bathroom and two very large bedrooms - one of the bedrooms has windows looking down into the living area. Outside there is plenty of room for the family with level areas, easy access to the lake and even a tree fort for the kids! Being located on the Rideau Canal System means you can get in your boat and travel south to Kingston or north to Ottawa with fantastic scenery along the way. This home is located about 10 minutes south of Westport and 45 minutes north of Kingston. Enjoy country living on beautiful Loon Lake! Offers will be presented May 6th at 2 pm.

ROOM	LEVEL	SIZE	FLOORING	ROOM	LEVEL	SIZE	FLOORING	ROOM	LEVEL	SIZE	FLOORING
FOYER	MFLR	4' x 11'11"	Ceramic	BDRM	MFLR	13'8 x 11'6"	Hardwood	BDRM	2LVL	18'2 x 12'8"	Carpet
KITCH	MFLR	9' x 15'4"	Hardwood	BDRM	MFLR	11'8 x 13'1"	Hardwood	3PCB	2LVL	8'2 x 6'6"	Vinyl/Linoleum
SUNRM	MFLR	15'5 x 11'3"	Vinyl/Linoleum	4PCB	MFLR	10'3 x 6'11"	Laminate				
DINRM	MFLR	14'8 x 11'1"	Hardwood	2PCB	MFLR	3'9 x 5'	Ceramic				
LIVRM	MFLR	14'3 x 25'10"	Hardwood	BDRM	2LVL	11'3 x 27'	Carpet				

Listing Office 1: **ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE** Listing Office



Compliments of: **TAMMY GURR**
Broker

E-mail: tammygurr@royallepage.ca
Website: <http://www.gurreathomes.com>

Company Name: **ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE - MAIN: +1 613-273-9595**



The information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. This information should not be relied upon by a buyer without personal verification. The brokers and agents and members of the Kingston and Area Real Estate Association, assumes no responsibility for its accuracy.