



**1679 Mountain Rd** **List: \$369,000 For: Sale**  
**Rideau Lakes Ontario K0G 1X0**  
 Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville  
**SPIS: N** **Taxes: \$1,179.45/2024** **DOM: 0**

Detached **Front On: W** **Rms: 5**  
**Link: N** **Acre: 10-24.99** **Bedrooms: 2**  
 1 1/2 Storey **Washrooms: 1**  
 1x2xMain

**Lot: 984.49 x 491 Feet Irreg:**  
**Dir/Cross St: County Road 36 / Mountain Road**

**MLS#: X12136498** **PIN#: 441000124**  
**Possession Remarks: TBD**

<b>Kitchens:</b> 1	<b>Exterior:</b> Wood	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Drive:</b> Pvt Double	<b>Cable TV:</b> A
<b>Basement:</b> None	<b>Gar/Gar Spcs:</b> Built-In / 0	<b>Hydro:</b> Y
<b>Fireplace/Stv:</b> Y	<b>Drive Park Spcs:</b> 4	<b>Gas:</b> N
<b>Heat:</b> Other / Wood	<b>Tot Prk Spcs:</b> 4	<b>Phone:</b> A
<b>A/C:</b> None	<b>UFFI:</b>	<b>Water:</b> Well
<b>Central Vac:</b> N	<b>Pool:</b> None	<b>Water Supply:</b> Drilled Well
<b>Apx Age:</b>	<b>Energy Cert:</b>	<b>Sewer:</b> Other
<b>Apx Sqft:</b> 700-1100	<b>Cert Level:</b>	<b>Spec Desig:</b> Unknown
<b>Assessment:</b>	<b>GreenPIS:</b>	<b>Farm/Agr:</b>
<b>POTL:</b>	<b>Prop Feat:</b>	<b>Waterfront:</b> None
<b>POTL Mo Fee:</b>	Beach, Fireplace/Stove, Lake Access,	<b>Retirement:</b>
<b>Elevator/Lift:</b>	Library, Park, Place Of Worship, School Bus	<b>Oth Struct:</b> Garden Shed, Greenhouse
<b>Laundry Lev:</b>	Route	
<b>Phys Hdcap-Eqp:</b>		

**Topography:** Hilly,Rocky,Wooded/Treed **Easements/Restrict:** Unknown  
**Access to Property:** Municipal Road **Rural Services:**  
**Waterfront:** None Cell Services,Electricity Connected,Telephone Available  
**Sewage:** Grey Water

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	19.69	x 9.51	Cathedral Ceiling Combined W/Dining Hardwood Floor
2	Living	Main	23.29	x 9.51	Cathedral Ceiling Hardwood Floor
3	Prim Bdrm	Main	9.19	x 8.53	Hardwood Floor W/O To Deck
4	Bathroom	Main	9.19	x 8.86	2 Pc Bath Hardwood Floor
5	2nd Br	Upper	13.12	x 8.2	Hardwood Floor

**Client Remks:** Cozy cabin nestled in the trees on a private 10.5 acre property north of Westport. This property is the perfect getaway! The cabin sits perched on pure Canadian Shield with hydro and a drilled well. The floor plan is simple with a large open kitchen, dining and living room area. The living room has a wood stove in place for those cool evenings. At the back of the cabin is a main floor bedroom with large windows for relaxing views of the natural surroundings. There is also direct access to the large deck area to enjoy nature firsthand. Also located in the back area is a 2pc. bathroom that has a composting toilet and vanity sink. Around the corner and up the stairs leads you to a lovely loft bedroom that looks down over the living room. Back outside you will find a large garden shed, wood shed, outdoor shower, drilled well, a fenced in garden area, gazebo and small greenhouse. Great location just a few minutes north of Westport gives easy access to the main amenities you will require. Spend the nights under the stars, relax and enjoy your cabin in the woods.

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