

PRICE
REDUCED

Renovated Home on
Large Lot in Elgin



183 Main Street, Elgin, ON

Extensively renovated and updated home located on a large lot in the Village of Elgin.

This home is perfect for a first-time homebuyer, a family or someone just looking for a home in a small town. The 3-level side split house is filled with light coming in from the large windows and has an attached single car garage, 3 bedrooms, 1.5 bathrooms and a large open concept kitchen and living room area. The basement level has a recreation room with walkout stairs to the backyard, a laundry room and utility area. The backyard is expansive and completely fenced in with a garden shed and hot tub and backs onto a large vacant land parcel. The home is serviced by a drilled well and septic system and heated with a forced air propane and cooled with central A/C.

- # X11976409
- \$ **\$379,000**
- 3 Bedrooms
- 2 Bathrooms
- Lot: 100 x 150Ft

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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(613) 273-9595



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Elgin, ON**

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Listing Description

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The basement level has a recreation room with walkout stairs to the backyard, a laundry room and utility area. The backyard is expansive and completely fenced in with a garden shed and hot tub and backs onto a large vacant land parcel.

The home is serviced by a drilled well and septic system and heated with a forced air propane and cooled with central A/C.

The house has new flooring throughout, freshly painted rooms, updated bathrooms and a beautiful new kitchen with a large island. The principal rooms are spacious and bright, the bedrooms are nicely separated on the upper level and the single car garage is easily accessed from the interior of the home.

Located just steps away from South Crosby Public School, the public library, groceries, and all amenities in the village. Elgin is an easy commute to Kingston, Smiths Falls, Perth or Brockville and is conveniently located on Highway 15, 35 minutes south of Smith Falls and 45 minutes north of Kingston.

Directions

Main Street / Pineview Drive

MORE INFORMATION

Recent Upgrades:

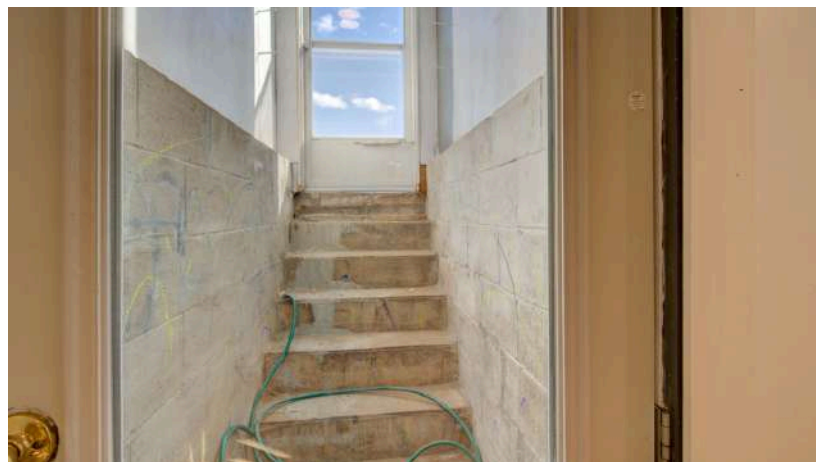
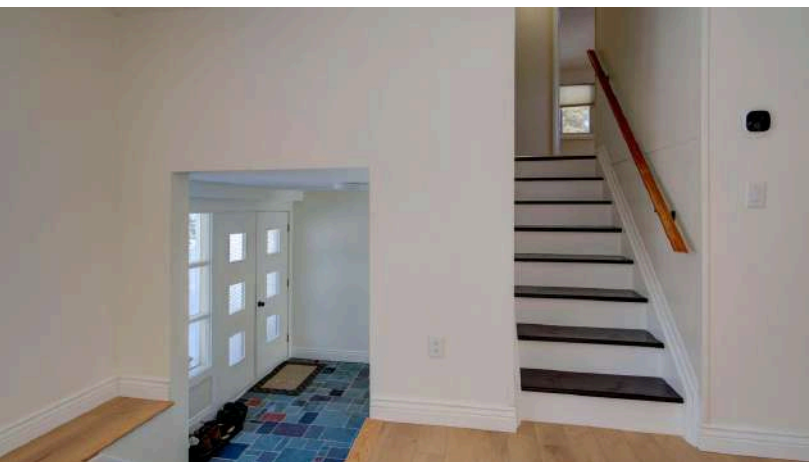
- **Air Conditioning:** 2024
- **Bathrooms Updated:** 2024
- **Kitchen Updated:** 2024
- **Sump Pump** (with Backup Battery): 2023
- **Generator Hookup:** 2023
- **Hot Tub:** 2020
- **Pressure Tank:** 2019
- **Electrical Panel:** 2018
- **Furnace:** 2018

Utility Costs (2024 Estimates):

- Hydro: \$200–\$250/month
- Propane (Levac): \$2,137.09

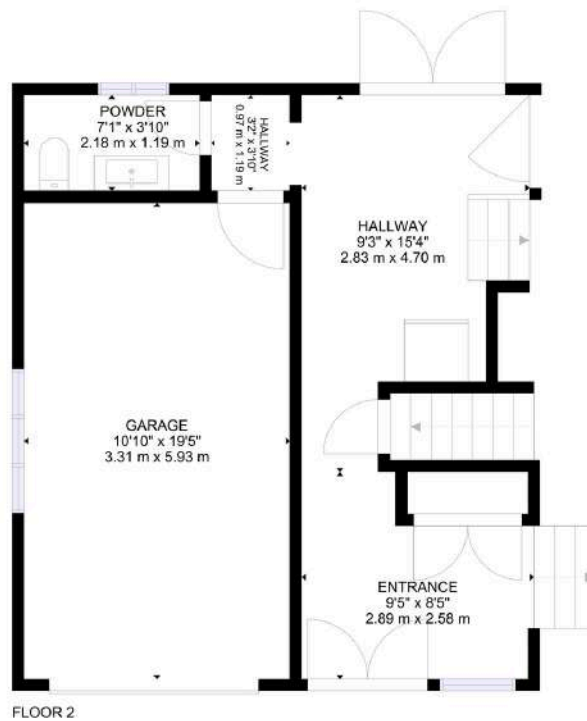


GALLERY

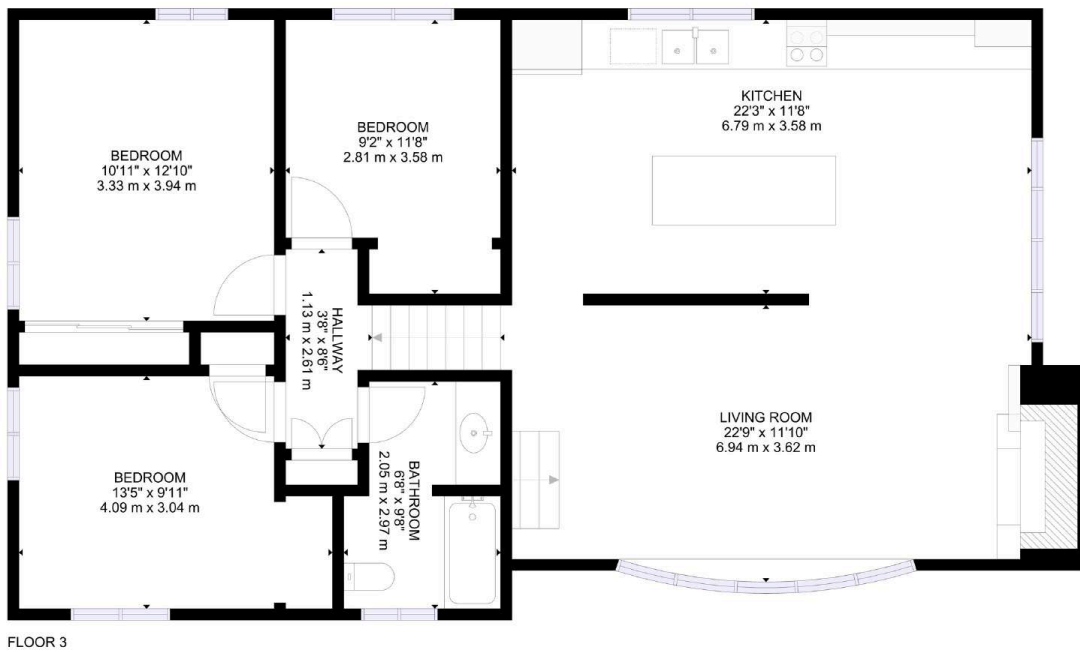


FLOOR PLANS

MAIN LEVEL



UPPER LEVEL

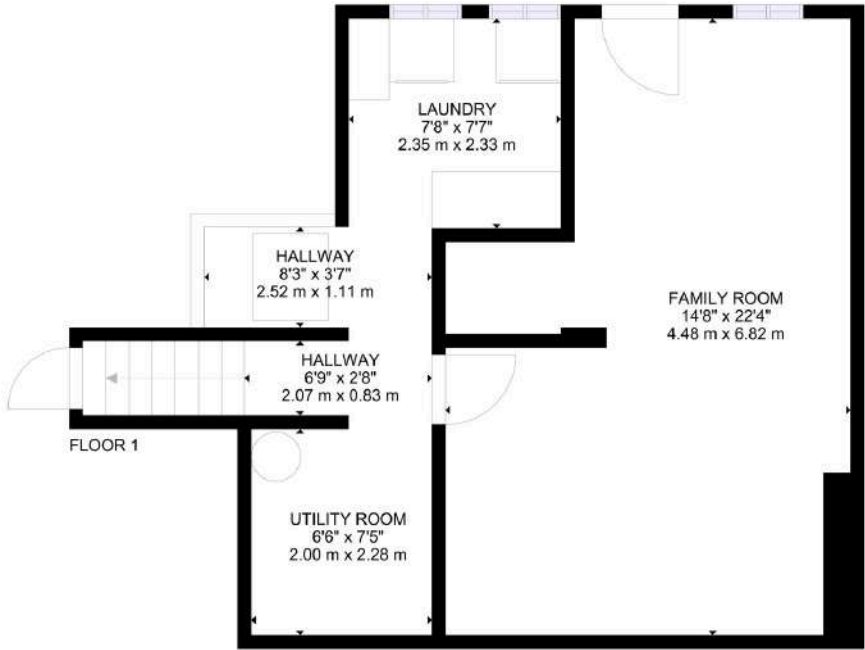


GROSS INTERNAL AREA
FLOOR 1: 484 sq.ft, 45 m², FLOOR 2: 269 sq.ft, 25 m², FLOOR 3: 1056 sq.ft, 98 m²
EXCLUDED AREA: GARAGE: 211 sq.ft, 20 m²
TOTAL: 1809 sq.ft, 168 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR PLANS

MIDDLE FLOOR



GROSS INTERNAL AREA
FLOOR 1: 484 sq.ft, 45 m², FLOOR 2: 269 sq.ft, 25 m², FLOOR 3: 1056 sq.ft, 98 m²
EXCLUDED AREA: GARAGE: 211 sq.ft, 20 m²
TOTAL: 1809 sq.ft, 168 m²

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AERIAL IMAGES



SEPTIC PUMPING RECEIPT

2730258 ONTARIO LTD.
Operating As BRYAN'S SEPTIC SERVICE

HST #75775070

Bryan Colford

Septic Tank Pumping & Liquid Waste Disposal

P.O. Box 37, Westport, Ontario K0G 1X0

(613) 273-3078 Mobile (613) 264-3356

e-Transfer payment with invoice to:

btcolford@hotmail.com

CUSTOMER ORDER NO

TELEPHONE

NAME

ADDRESS

183 Main St. Elgin

CASH

CHARGE

CHEQUE

DEBIT
CARD

G.O.D.

ON ACC

ADJSE

PAID OUT

Pumped 500
gallon septic
tank

265.49

SPECIAL INSTRUCTIONS:

Brooke

SUBTOTAL

HST / GST

34.57

PST

TOTAL

300.00

e-Transfer

Net 30 days. 2% per month on overdue accounts.

All claims and returned goods MUST be accompanied by this bill

SOLD BY

RECEIVED BY

43211

Product 609

THANK YOU

INTERACTIVE LINKS

Virtual Tour



Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=Z5K2Hsp1AuL>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/hS6pkfboz4U>

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/549LxTNWB4va758y6>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/183MainStreet/>

MLS LISTING



183 Main St **List: \$379,000 For: Sale**
Rideau Lakes Ontario K0G 1E0
 Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp Leeds and Grenville
SPIS: N **Taxes: \$1,813.68/2024** **DOM: 0**
 Detached **Front On: S** **Rms: 10**
Link: N **Acre: < .50** **Bedrooms: 3**
 Sidesplit 3 **Washrooms: 2**
 1x4xUpper, 1x2xMain
Lot: 100 x 150 FeetIrreg:
Dir/Cross St: Main Street / Pineview Drive

MLS#: X11976409 **PIN#: 442830166**

Possession Remarks: TBD

Kitchens: 1	Exterior: Stone / Vinyl Siding	Zoning: RG
Fam Rm: N	Drive: Pvt Double	Cable TV: Y Y
Basement: Fin W/O / Part Bsmt	Gar/Gar Spcs: Built-In / 1	Hydro: Well
Fireplace/Stv: Y	Drive Park Spcs: 4	Gas: Drilled Well
Heat: Forced Air / Propane	Tot Prk Spcs: 5 None	Phone: Septic
A/C: Central Air	UFFI:	Water: Unknown
Central Vac: N	Pool:	Water Supply:
Apx Age:	Energy Cert:	Sewer:
Apx Sqft:	Cert Level:	Spec Desig:
Assessment:	GreenPIS:	Farm/Agr:
POTL:	Prop Feat:	Waterfront:
POTL Mo Fee:	Fireplace/Stove, Golf, Lake Access, Park,	Retirement:
Elevator/Lift:	School, School Bus Route, Wooded/Treed	Oth Struct: Garden Shed
Laundry Lev: Lower		
Phys Hdcap-Eqp:		
Topography: Flat, Wooded/Treed		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	9.19	x6.23	Tile Floor
2	Living	Main	22.31	x 10.83	Laminate
3	Kitchen	Main	22.31	x11.48	Laminate
4	Foyer	Main	11.48	x 7.22	Laminate
5	Bathroom	Main	10.83	x3.94	2 Pc Bath
6	Bathroom	Upper	9.51	x6.56	4 Pc Bath
7	Prim Bdrm	Upper	12.8	x10.83	Laminate
8	2nd Br	Upper	9.19	x9.19	Laminate
9	3rd Br	Upper	10.83	x 8.84	Laminate
10	Rec	Bsmt	21.98	x 14.44	Laminate
11	Laundry	Bsmt	7.87	x 7.22	Laminate
12	Utility	Bsmt	7.55	x 6.56	Laminate

Client Remks: Renovated and updated home located on a large lot in the Village of Elgin. This home is perfect for a first-time home buyer, a family or someone just looking for a home in a small town. The 3-level side split house is filled with light coming in from the large windows and has an attached single car garage, 3 bedrooms, 1.5 bathrooms and a large open concept kitchen and living room area. The basement level has a recreation room with walkout stairs to the backyard, a laundry room and utility area. The backyard is expansive and completely fenced in with a garden shed and hot tub and backs onto a large vacant land parcel. The home is serviced by a drilled well and septic system and heated with a forced air propane and cooled with central A/C. The house has new flooring throughout and a beautiful new kitchen with a large island. The principal rooms are spacious and bright, the bedrooms are nicely separated on the upper level and the single car garage is easily accessed from the interior of the home. Located just steps away from South Crosby Public School, the public library, groceries, and all amenities in the village. Elgin is an easy commute to Kingston, Smiths Falls, Perth or Brockville and is conveniently located on Highway 15, 35 minutes south of Smith Falls and 45 minutes north of Kingston.

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



Questions? Contact us:

Tammy & Heath Gurr

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Your Total Real Estate Package!