

	<b>9727 Highway 42</b>		<b>List: \$574,900 For: Sale</b>
	<b>Rideau Lakes Ontario K0G 1X0</b>		
	Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville		
<b>SPIS:</b> No		<b>Taxes:</b> \$3,658.94/2025	<b>DOM:</b> 108
Detached	<b>Front On:</b> W	<b>Rms:</b> 11	
<b>Link:</b> N	<b>Acres:</b> .50-1.99	<b>Bedrooms:</b> 3	
Bungalow		<b>Washrooms:</b> 3	
		1x2xMain, 1x3xMain, 1x4xMain	
<b>Lot:</b> 150 x 300 Feet Irreg:			
<b>Dir/Cross St:</b> Highway 42 / Noonan Road			
<b>Directions:</b> Highway 42 (County Road 42). Watch for signs.			

**MLS#:** X12751278      **PIN#:** 441050149  
**Possession Remarks:** TBD  
**Legal:** PT LT 8 CON 7 NORTH CROSBY PT 2 28R2876; RIDEAU LAKES

<b>Kitchens:</b> 1	<b>Exterior:</b> Vinyl Siding	<b>Zoning:</b> RU
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> Attached / 2	<b>Cable TV:</b> No
<b>Basement:</b> Full / Unfinished / Development Potential	<b>Drive:</b> Private Double	<b>Hydro:</b> Yes
<b>Fireplace/Stv:</b> Y	<b>Drive Park Spcs:</b> 4	<b>Gas:</b> No
<b>Heat:</b> Forced Air / Propane	<b>Tot Prk Spcs:</b> 6	<b>Phone:</b> A
<b>A/C:</b> Central Air	<b>UFFI:</b>	<b>Water:</b> Well
<b>Central Vac:</b> Yes	<b>Pool:</b> None	<b>Water Supply Type:</b> Drilled Well
<b>Apx Age:</b> 16-30	<b>Energy Cert:</b>	<b>Sewer:</b> Septic
<b>Year Built:</b> 1999	<b>Cert Level:</b>	<b>Spec Desig:</b> Unknown
<b>Apx Sqft:</b> 1500-2000	<b>GreenPIS:</b>	<b>Farm/Agr:</b>
<b>Lot Shape:</b> Rectangular	<b>Prop Feat:</b> Beach, Central Vacuum, Fireplace/Stove, Golf, Lake Access, Library, Park, School Bus Route	<b>Waterfront:</b> None
<b>Lot Size Source:</b> GeoWarehouse	<b>Exterior Feat:</b> Deck, Landscaped, Privacy, Porch Enclosed, Year Round Living	<b>Retirement:</b>
<b>Roof:</b> Asphalt Shingle	<b>Interior Feat:</b> Central Vacuum, Primary Bedroom - Main Floor, Sump Pump, Water Heater Owned, Water Softener	<b>Under Contract:</b> Propane Tank
<b>Foundation:</b> Poured Concrete	<b>Security Feat:</b> Smoke Detector	<b>HST Applicable to Sale Price:</b> Not Subject to HST
<b>Assessment:</b>		<b>Oth Struct:</b> Garden Shed
<b>POTL:</b>		<b>Survey Type:</b> None
<b>POTL Mo Fee:</b>		
<b>Elevator/Lift:</b>		
<b>Laundry Lev:</b> Main		
<b>Phys Hdcap-Eqp:</b>		

**Topography:** Flat, Level, Wooded/Treed      **Rural Services:** Cell Services, Electricity Connected, Garbage Pickup, Recycling Pickup, Telephone Available  
**Waterfront:** None

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Sunroom	Main	23.62	x 11.15	Vinyl Floor	W/O To Yard
2	Foyer	Main	15.09	x 11.48	Vinyl Floor	Laminate
3	Kitchen	Main	13.12	x 10.17	Vinyl Floor	Laminate
4	Laundry	Main	8.86	x 6.56	Vinyl Floor	W/O To Garage
5	Bathroom	Main	6.56	x 3.28	2 Pc Bath	Vinyl Floor
6	Living	Main	23.95	x 23.29	Broadloom	Combined W/Dining    Fireplace
7	Bathroom	Main	11.81	x 7.87	3 Pc Bath	Vinyl Floor    Whirlpool
8	Prim Bdrm	Main	14.44	x 13.78	Broadloom	W/O To Deck
9	Bathroom	Main	11.81	x 5.58	4 Pc Ensuite	Vinyl Floor
10	2nd Br	Main	11.15	x 9.84	Broadloom	
11	3rd Br	Main	11.15	x 9.84	Broadloom	

**Client Remks:** Country living just minutes southeast of the Village of Westport! This beautiful bungalow sits back from the road with a fenced rear yard, storage sheds and a 2-car detached garage. The home has a covered rear porch and a large deck off the back of the home as well as a 3-season sunroom at the front of the home that is perfect for bug-free evenings with family or friends. The foyer of the home opens up into the oak kitchen with ample countertops and storage. The floor plan is an open-concept design with a large living room with soaring cathedral ceilings, a propane fireplace for those cold winter days and access to the rear deck from the living room. The laundry room sits between the kitchen and garage, along with a 2-pc bathroom. Down the hall, you will find three bedrooms, a full main bathroom as well as a full ensuite bathroom and access to the deck via the primary bedroom. The lower level is extensive and has been spray-foamed and is ready for your designs. The property has been well maintained and is serviced by a drilled well and full septic system and has an on-demand generator system in place. Prime location in the heart of lake country with amenities just a few minutes away in Westport, including shopping, dining, entertainment, a winery, beach plus more!

**Inclusions:** Fridge, Stove, Dishwasher, Microwave  
**Listing Contracted With:** ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE Ph: 613-273-9595