

FOR SALE DOM: 4
 List Date: 5/31/2019
 Sold Date:

9005 County Road 42
 Rideau Lakes K0G 1X0
K19003529

Residential | Detached | Freehold
\$299,803 (LP)
(SP)



1.5 Storey

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

Age Range: **Unknown** Garage: **Yes**
 SqFt Range: **Waterfront No**
 Lot Size: **1,000.00 x 1213**
 Property Size: **10.0 - 49.99 Acres 22.70**

District: **Out of Area**
 Sub-District: **01 - Rideau-St. Lawrence**
 Zoning: **RURAL**
 PIN: **441050198**
 Taxes: **\$1,293.93 (2018)**
 Possession:
 Access: **Municipal Road**
 Rentals: **None**

Legal Desc: **PT LT 4 CON 6 NORTH CROSBY PT 1 TO 4 28R9140; RIDEAU LAKES**
 Directions: **COUNTY ROAD 42 BETWEEN WESTPORT AND NEWBORO. WATCH FOR SIGNS.**



WF (ft): WF Exp: WF Features: Shoreline:

Ext Finish: Aluminum Siding, Vinyl Siding	Basement: Full Basement	Basement Finish: Unfinished	Driveway: Single
Roof: Asphalt Shingle	Heating Fuel: Oil, Propane Gas	Heating Type: Fireplace, Forced Air	D/W Details: Gravel
Foundation: Poured Concrete, Stone	FP: Propane	HW Heat: Electric	Prkg Spaces: 2 Car
Water: Drilled Well	Sewer: Septic	Amps:	Garage Features:

Int Features: **Carpet Free, Dining Room - Separate, Main Flr Laundry, Main Flr Master Bdrm, Walk-in Closet**
 Ext Features: **Storage Shed**
 Services:
 Site Infl: **Cleared, Partially Fenced**

Prkg Spc #	# of Prkg	Ownership	Locker #	Condo Fee:	Assessment ? :
Condo Fees Incl: Condo Elements:					

Chattels Included
 Storage Shed

Fixtures Excluded N/A

Public Remarks Hobby farm potential! This older home is in need of some TLC but offers great potential with over 20 acres of land in an ideal location between Newboro and Westport, and sits nicely back from the road allowing for peace and privacy. The home features original heritage woodwork and archway, including built in cupboard, propane fireplace, a main floor bedroom and bathroom and 3 additional bedrooms on the second floor with a bathroom rough-in. The property includes an older, detached garage and a large barn that is in need of some attention or perhaps could be dismantled and the lumber re-purposed. Private setting and within minutes of Westport and 45 minutes north of Kingston.

ROOM	LEVEL	SIZE	FLOORING	ROOM	LEVEL	SIZE	FLOORING	ROOM	LEVEL	SIZE	FLOORING
KITCH	MFLR	13'2 x 15'10	Vinyl/Linoleum	DEN	MFLR	8'4 x 11'9	Vinyl/Linoleum	BONUS	2LVL	20'4 x 12'5	Laminate
LAUND	MFLR	5'5 x 8'4	Vinyl/Linoleum	BDRM	MFLR	8'1 x 13'7	Laminate				
DINRM	MFLR	11' x 11'11	Laminate	MBDRM	2LVL	12'2 x 15'6	Softwood				
LIVRM	MFLR	11' x 12'1	Laminate	BDRM	2LVL	12'3 x 10'2	Softwood				
4PCB	MFLR	8'5 x 4'10	Vinyl/Linoleum	BDRM	2LVL	12'3 x 12'	Softwood				

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



Compliments of: **TAMMY GURR**
 Broker
 E-mail: tammygurr@rideau.net
 Website: <http://www.gurreathomes.com>
 Company Name: **ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE - MAIN: +1 613-273-9595**

