

# WELCOME HOME

43 Blacksmith Road, Rideau Lakes, ON

## Stunning All-Brick Bungalow

This beautiful all-brick bungalow features three bedrooms, two full bathrooms, and numerous upgrades, all nestled on a peaceful, child-friendly dead-end street in the charming village of Lombardy, just 10 minutes west of Smiths Falls. It has been immaculately maintained both inside and out!

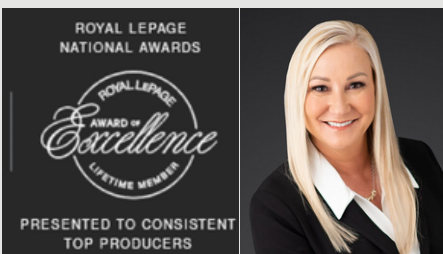
OFFERED  
AT  
\$539,900

## Welcoming Entrance

The cozy covered front porch invites you into a spacious foyer, complete with a mirrored front closet and a built-in shelving unit. The main floor living room is expansive and bright, showcasing a lovely bay window that floods the space with natural light, complemented by gleaming hardwood floors. Enjoy hardwood and luxury vinyl flooring throughout the main and lower levels—no carpeting here!

## Inviting Kitchen and Dining Area

The generous country kitchen is a chef's delight, featuring an abundance of white cabinetry, ample counter space, a pantry, stainless steel appliances, and a movable island. The open-concept dining room is perfect for entertaining, with patio doors that lead to an oversized deck equipped with a retractable awning, an enclosed gazebo, and a fully fenced, private backyard oasis!



613-725-6462  
NinaTachuk.com  
NinaTachuk@royalpage.ca

*Nina* TACHUK

REALTOR®

All information is believed to be accurate but not warranted.



### Comfortable Bedrooms and Bonus Spaces

The primary bedroom on the main level is spacious, as is the second bedroom and the main floor full bathroom. The bonus four-season room has a separate front entrance, making it ideal for a home office, guest room, teenager retreat, or granny suite. Additionally, the main floor includes a laundry/mud room with access to the attached garage.



### Finished Lower Level

The fully finished lower level has been updated and features two entrances—one from the main floor and another from the backyard. Here, you'll find a large family/game room with a cozy gas fireplace and a third bedroom. There is also a renovated full bathroom, along with an additional separate bonus room and a utility room.

A comprehensive list of upgrades is available upon request.

### INCLUSIONS

- Refrigerator
- New Stove & Built in Microwave/Hood Fan
- Dishwasher & Kitchen Island
- Washer/Dryer
- Window Treatments
- Pool Table, Dart Board & Accessories and Game Counter
- Black Couch, Table, Stools, Mini fridge (Basement)
- A/C Unit (living Room)
- Lawn Tractor, Snow Blower
- Water Treatment/Hot Water Tank

### EXCLUSIONS

- 2 Boat Shelves
- Freezer in Basement
- Electric Fireplace in Living Room
- 2 Wire Shelving Units (Storage Room)
- Push Mower

### THIS PROPERTY FEATURES

- 3 Bedrooms, 2 Bathrooms
- Updated Front Porch
- Completely Fenced Backyard
- Back Deck with retractable awning
- Enclosed Gazebo
- 3 Exterior Sheds
- All new exterior stairs
- Basement entry/exit to Backyard

### ASSOCIATED COSTS FOR HOME (APPROX)

- Property Tax - \$2318.89 for 2025
- Hydro (Equal Billing) - \$311 per month
- Propane - \$1500 per year
- Propane Tank Rental (Stinson) \$40 a year
- Current Internet and TV provider Cogeco

### ROOM DIMENSIONS

Front Porch 23'2" x 7'8"

#### Main Floor

- Foyer 8'7" x 10'8"
- Living Room 14'9" x 14'8"
- Kitchen 14'6" x 10'3"
- Dining Room 10'10" x 10'3"
- Primary Bedroom 12'10" x 10'8"
- 2nd Bedroom 8'10" x 13'5"
- Office 18' x 11'6"
- Bathroom 10'3" x 4'9"
- Laundry Room 9'4" x 4'11"

#### Lower Level

- Family Room 35' x 10'9"
- Bathroom 9'1" x 7'11"
- 3rd Bedroom 11'8" x 8'6"
- Bonus Room 118" x 9'2"
- Utility Room 9'1" x 3'9"
- Storage Room 1 13'4" x 6'2"
- Storage Room 2 12'10" x 4'6"

This beautiful bungalow sits on a gorgeous lot in a private, tranquil location, just 10 minutes from Smiths Falls, 15 minutes from Perth, 20 minutes from Merrickville, 30 minutes from Brockville, 40 minutes from Kemptville, and 1 hour from Ottawa!

Flexible closing options are available.

MLS# X12351732

Not intended to solicit those already under contract.

www.43Blacksmith.com

*Nina* TACHUK  
REALTOR®



613-725-6462  
NinaTachuk.com  
NinaTachuk@royallepage.ca