



2018 Rutledge Rd
Frontenac Ontario K0H 2T0
 Frontenac 47 - Frontenac South Frontenac
Taxes: \$2,197/2025 **SPIS:** No **Last Status:** NEW
DOM: 1
Detached **Front On:** N **Rms:** 7
Link: N **Acre:** .50-1.99 **Bedrooms:** 3
 1 1/2 Storey 205 x 240 Feet **Washrooms:** 2
Irreg: 1x4xGround, 1x2xUpper
Dir/Cross St: Sydenham Road
Directions: Sydenham Road North to Rutledge Road, turn right.

MLS#: X13475876 **Sellers:** Daniel Blair Desjardins, Dawn Alison Haylock **Contact After Exp:** No
Holdover: 60 **Possession:** Flexible **Rmrks:** TBA **Occup:** Owner
PIN#: 362791078 **ARN#:** 102904003006800
Additional PIN#:
Legal: PT LT 11 CON 5 LOUGHBOROUGH PT 1 13R15184; SOUTH FRONTENAC

Kitchens: 1 Fam Rm: N Basement: Part Fin / Other Fireplace/Stv: Y Fireplace Feat: Family Room, Propane Heat: Forced Air / Propane A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1890 Year Built MPAC Source: Apx Sqft: 1500-2000 Assessment: \$212,000 / 2026 POTL: Elevator/Lift: Garage: Yes Laundry Lev: Lower Phys Hdcp-Eqp:	Exterior: Vinyl Siding Drive: Front Yard Parking Gar/Gar Pk Spcs: Attached / 1.5 Drive Pk Spcs: 5 Tot Pk Spcs: 5 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fireplace/Stove, Ravine, Sloping, Wooded/Treed Under Contract: Propane Tank HST Applicable to Included In Sale Price: Exterior Feat: Patio Interior Feat: Primary Bedroom - Main Floor, Water Heater Owned, Water Softener Roof: Metal Foundation: Stone, Block	Zoning: RU Cable TV: Hydro: Gas: Phone: Water: Well Water Supply Type: Drilled Well Sewer: Septic Spec Desig: Unknown Farm/Agr: View: Valley, Forest Retirement: Oth Struct: Garden Shed, Workshop, Storage Lot Shape: Rectangular Lot Size Source: MPAC Survey Type: None Phased in Tax: \$212,000
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	17.59	x 5.91	Breezeway
2	Kitchen	Main	17.26	x 7.97	
3	Dining	Main	17.22	x 14.44	
4	Living	Main	13.45	x 19.46	Fireplace
5	Prim Bdrm	Main	16.31	x 10.93	
6	Bathroom	Main	11.98	x 5.94	4 Pc Bath
7	2nd Br	Upper	10.96	x 11.42	
8	3rd Br	Upper	11.81	x 11.32	
9			9.12	x 11.52	
10	Bathroom	Upper	8.37	x 4.92	2 Pc Bath
11	Laundry	Lower	18.04	x 16.96	
12	Utility	Lower	15.06	x 14.47	
13	Other	Lower	6.66	x 14.47	

Client Remks: Welcome to 2018 Rutledge Road! This lovingly maintained century farmhouse offers the perfect blend of heritage charm and country living. Owned and cared for by the present owners for over 20 years, this 3-bedroom, 1.5 bath home is set on a private 1+ acre lot with ravine and forest behind. This home features a warm, inviting interior with timeless character, complimented by many many upgrades including newer Propane Furnace & Fireplace, Bathrooms, Septic system, Windows & Doors, metal roofs the list goes on! (full list available) Main Floor boasts a Country sized Kitchen, Sunken Living Room addition and Primary Bedroom with large walk/in closet. Upper level Two bedrooms, Den area and 2-pc Bath. Outside highlights include 1.5 car attached garage with covered breezeway, Rear deck, additional 2 sheds, one insulated with electric, and a 20' Seacan storage container. Sydenham offers a waterfront park and beach, top-rated schools like Loughborough Public and Sydenham High, local shops, a grocery store, and a boat launch. Everything you need.

Extras:
Inclusions: fridge, stove, dishwasher, microwave, freezer, washer, dryer, blinds
Exclusions: all curtains
Rental Items:

Prepared By: RICHARD POTTER, Salesperson
Phone: 613-389-7777
Printed On: 06/23/2026 1:45:14 PM

RE/MAX FINEST REALTY INC., BROKERAGE
105-1329 Gardiners Rd, Kingston ON K7P0L8

Lease To Own Items: None
Showing Requirements: Showing System
Brkage Remks: Some notice would be appreciated, dog. Owner supplied information in docs.
Offer Remks: Schedule B to be included with all offers. See documents for Owner supplied information, Schedule B and deposit information.

Lot Size Area: Acres Sqft Other: Sqft Total Unfinished:	Sqft Below Grade Finished: Sqft Below Grade Source: Sqft Above Grade Finished: 1552 Sqft Above Grade Source: MPAC
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RE/MAX FINEST REALTY INC., BROKERAGE Ph: 613-389-7777 Fax:
105-1329 Gardiners Rd Kingston K7P0L8
RICHARD POTTER, Salesperson 613-545-5311

Contract Date: 06/22/2026 Expiry Date: 08/24/2026 Last Update: 06/22/2026	Condition: Cond Expiry: CB Comm: 2% +HST	Ad: No Escape: Original: \$599,900
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