

Listed at: \$399,900



120 Hicock Road, Lyndhurst, ON. K0E 1N0

Endless Potential in the Countryside!

Escape to the tranquility of country living with this 2-bedroom, 2-bathroom home nestled on 5.52 acres of picturesque land. Located just minutes from Charleston Lake, the charming villages of Lyndhurst and Athens, this property offers the perfect blend of privacy and convenience. Inside, the home is ready for your personal touch! With a spacious layout and an unfinished basement full of potential, you can bring your vision to life and make this home truly your own. Outside, you'll find a large detached garage, ideal for storage, a workshop, or hobby space. Whether you're looking for a peaceful retreat, a fixer-upper project, or a home with room to grow, this property has so much to offer!

Don't miss this opportunity to own a slice of country paradise!



Jon LaBrash

REALTOR®

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120 Hicock Road, Leeds, Ontario K0E 1N0

[120 Hicock Rd Leeds](#)

Active / Residential Freehold / Detached

MLS® #: X12019789

List Price: \$399,900



Leeds & Grenville/Leeds & the Thousand Islands/824 - Rear of Leeds - Lansdowne Twp

Tax Amt/Yr: **\$2,652.00/2024** Transaction: **Sale**
SPIS: **No** DOM: **0**
Legal Desc: **PT LT 8 CON 12 LANSDOWNE PT 4 28R3303; LEEDS/THOUSAND ISLANDS TOWNSHIP, LEEDS COUNTY**

Style: **Bungalow Raised** Rooms Rooms+: **8+0**
Fractional Ownership: **BR BR+: 2(2+0)**
Assignment: **Baths (F+H): 2(2+0)**
Link: **No** SF Range:
Storeys: **SF Source:**
Lot Irreg: **Lot size irregular** Lot Acres: **5 - 9.99**
Lot Front: **530.76** Fronting On: **E**
Lot Depth: **5.42**
Lot Size Code: **Acres**
Zoning: **RU Residential**
Dir/Cross St: **CR-42/Lyndhurst Road**

PIN #: **443030121**
Holdover: **90**
Possession: **Immediate**

ARN #: **081281602528601** Contact After Exp: **No**
Possession Date:

Kitch Kitch + **1 (1+0)**
Island YN: **No**
Fam Rm: **No**
Basement: **Yes/Full, Unfinished**
Fireplace/Stv: **No**
Interior Feat: **Air Exchanger, Auto Garage Door Remote, Storage**
Heat: **Forced Air, Propane**
A/C: **Yes/Central Air**
Central Vac: **No**
Apx Age: **31-50**
Property Feat: **Wooded/Treed**
Exterior Feat: **Deck, TV Tower/Antenna**
Roof: **Asphalt Shingle**
Foundation: **Wood**
Soil Type:
Waterfront Y/N: **No**
Under Contract: **Propane Tank**
View: **Trees/Woods**

Exterior: **Vinyl Siding**
Drive: **Private**
Garage: **Yes**
Gar/Gar Spcs: **Detached Garage/3.0**
Drive Pk Spcs: **8.00**
Tot Pk Spcs: **11.00**
Pool: **None**
Room Size:
Easements Rest:
Rural Services:
Security Feat:

Utilities: **Hydro**
Water: **Well**
Water Inc: **Drilled Well**
Water Meter: **No**
Waterfront Feat: **Waterfront Struc:**
Well Capacity:
Well Depth:
Sewers: **Septic**
Special Desig: **Unknown**
Farm Features:
Winterized:

Waterfront: **Waterfront Frontage (M):**
Dev Charges Paid: **HST App To SP: Included In**
Lot Shape: **Reverse Pie** Lot Size Source: **MPAC**

Remarks/Directions

Client Rmks: **Escape to the tranquility of country living with this 2-bedroom, 2-bathroom home nestled on 5.42 acres of picturesque land. Located just minutes from Charleston Lake, the charming villages of Lyndhurst and Athens, this property offers the perfect blend of privacy and convenience. Inside, the home is ready for your personal touch! With a spacious layout and an unfinished basement full of potential, you can bring your vision to life and make this home truly your own. Outside, you'll find a large detached garage, ideal for storage, a workshop, or hobby space. Whether you're looking for a peaceful retreat, a fixer-upper project, or a home with room to grow, this property has so much to offer! Don't miss this opportunity to own a slice of country paradise! No conveyance of offers prior to 4 p.m. on Thursday March 20th, however, the seller reserves the right to review and accept a pre-emptive offer. 24 hour irrevocable on all offers.**

Listing Contracted With: **MODERN BROCK GROUP REALTY 613-802-7917**

Prepared By: **JON LABRASH, REALTOR Salesperson**

Date Prepared: **03/14/2025**

Rooms

MLS® #: X12019789

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Foyer	Main	1.58 M X 2.1 M	5.18 Ft x 6.88 Ft		
Living Room	Main	5.9 M X 4.04 M	19.35 Ft x 13.25 Ft		
Dining Room	Main	4.68 M X 4.34 M	15.35 Ft x 14.23 Ft		
Kitchen	Main	4.07 M X 4.34 M	13.35 Ft x 14.23 Ft		
Sunroom	Main	3.65 M X 2.68 M	11.97 Ft x 8.79 Ft		
Bedroom	Main	4.69 M X 3.6 M	15.38 Ft x 11.81 Ft		
Primary Bedroom	Main	5.12 M X 3.47 M	16.79 Ft x 11.38 Ft		4 Pc Ensuite
Other	Lower	9.46 M X 8.3 M	31.03 Ft x 27.23 Ft		Unfinished
Bathroom	Main			3	
Bathroom	Main			4	

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