



Price: \$199,900	MLS® #: 083183604637006
Status: Active	
Legal Descr.: PT LOT 15, CONC 8 SOUTH CROSBY PARTS 8-11 28R11392 S/T & T/W LR319988: S/T LR358115	
Address: 266 MURRAY RD	
City: OPINICON LAKE, K0G 1E0	
Prop known as: OPINICON LAKE	
Side of Road:	District: LEEDS / RIDEA
Lot Size: 340 X 267	Sub-Dist: SCROS
Appx Sq. Ft.:	Zoning: RES
Elem Schl:	Sec. School:
Possession:	

Public Remarks Fantastic waterfront lot on Rideau System (Lake Opinicon) on over 2 acres with 340' of frontage. Two trailers on site to leave as is or stay in as you build your dream home or cottage. Well, Hydro and composting toilet already on site. Newer 10' x 15' dock. Gently slopping land to the water and stunning view cap off this must see property.

directions HWY 15 TO DAVIS LOCK RD, TURN ONTO MURRAY RD AND FOLLOW TO PIN 266

Type: Vacant Lot(s)	Heating: None	Exterior: None
Style: Cottage/Camp	Fuel - Heating: None	Driveway:
Title to Land: Freehold	Garage Type: None	Foundation/Basement: None
Property Size: 1.0 -2.99 Acres	Water: Well	Indoor Features:
Site Features: Bay/Lake, View, Wooded/Treed	Sewer: Other	Roof:
Access: Water Frontage, Year Round Road Access	Services: Electricity	Flooring:
	Rental Equipm.: None	Exterior Features:
	Docs Available:	
	Hot Water Heating: None	

Inclusions SOME FURNISHINGS, LAWNMOWER, YARD TOOLS

Exclusions BOAT, MOTOR, HAND PUSH LAWN MOWER, SOME OUTDOOR FURNITURE


Bedrooms: 0	Sign: Yes	UFFI: NO	Garage:	Gar.Details:
Bathrooms: 0 \ 0	Lockbox:	SPIS: No	Water Access:	Water:
Rental Income:	Road:	Matrim.:	File #:	150320286
Approx Building Age: TBB				

Floor	Room	Size	Floor	Room	Size
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Assessment: \$ Taxes: **\$375 (2014)** Improvements:

Condo Fee: Mobile/Leased Land F:


Listing Office: **124 RIDEAU REALTY LIMITED BROKERAGE** :



Compliments of: **STEVE WELLS, Sales Person: 613-284-7640**

E-mail: steve@rideaurealty.ca

Company Name: **124 RIDEAU REALTY LIMITED BROKERAGE: 613-272-5000**



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