



Price: <b>\$99,999</b>	MLS® #: <b>083183604636750</b>
Status: <b>Active</b>	
Legal Descr.: <b>CONC 9, PT LOT 13 28R12387 PARTS 1 &amp; 2 RP28R12804 PARTS 1 TO 4</b>	
Address: <b>BROOKS POINT RD</b>	
City: <b>OPINICON LAKE, K0G 1E0</b>	
Prop known as: <b>OPINICON LAKE</b>	
Side of Road:	District: <b>LEEDS / RIDEA</b>
Lot Size: <b>147' X IRREG</b>	Sub-Dist: <b>SCROS</b>
Appx Sq. Ft.:	Zoning: <b>RES</b>
Elem Schl:	Sec. School:
Possession:	

**Public Remarks** This is your chance to own a private lot with 147' of waterfront on lovely Opinicon Lake. Beautifully treed lot with year round road access and hydro near the lot line. Great for fishing and boating. Call today for your private viewing!

**directions** FROM JONES FALLS RD TURN RIGHT ON RITZ RD, FOLLOW TO BROOKS POINT RD, LOT IS JUST PAST DEADLOCK BAY.

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

**Inclusions**

**Exclusions**

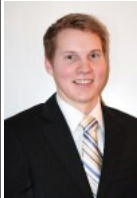
Bedrooms: <b>0</b>	Sign: <b>Yes</b>	UFFI: <b>NO</b>	Garage:	Gar.Details:
Bathrooms: <b>0 \ 0</b>	Lockbox:	SPIS: <b>No</b>	Water Access:	Water:
Rental Income:	Road:	Matrim.:	File #:	<b>150402286</b>
Approx Building Age: <b>TBB</b>				

Floor	Room	Size	Floor	Room	Size
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Assessment: **\$** Taxes: **\$1022 (2014)** Improvements:

Condo Fee: Mobile/Leased Land F:


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



Compliments of: **ZACH SHEA, Sales Person: 613-331-2635**

E-mail: [zach@rideaurealty.ca](mailto:zach@rideaurealty.ca)

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



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