



Price: \$399,900 Status: Active	MLS® #: 083182803391000
Legal Descr.: LOT 10, PLAN 295 PT LOT 13 PLAN 295 AS IN LR342439 T/W LR342439 Address: 94 R12 City: BIG RIDEAU LAKE, K0G 1L0 Prop known as: BIG RIDEAU LAKE	
Side of Road: Lot Size: 60 X 181 Appx Sq. Ft.: Elem Schl:	District: LEEDS / RIDEA Sub-Dist: SELMS Zoning: SEASONAL Sec. School:
Possession:	

Public Remarks Looking for a great fully furnished cottage with fantastic lake views, clear sand beach shoreline for swimming & a boat house with excellent storage for your runabout & additional Bunkie space for extra guests?? How about a cottage with a full foundation, drilled well (2007) & a septic system (2009) which allows great potential for converting into a year round home?? What if you could relax on your back deck & watch the sunrise or sit in the front veranda or the master bedroom deck & enjoy incredible sunsets?? Or maybe stay inside & cozy up to the propane fireplace on those cool rainy days. All of this located in a beautiful area on sought after Big Rideau Lake. Sound to good to be true.....come see for yourself!!

directions From Rideau Ferry Road (County Rd 1) turn onto Old Kingston Rd, then right onto R12, follow to pin #94


Type: Cottage/Rec Properties Style: Bungalow Title to Land: Freehold Property Size: Under 0.5 Acres Site Features: Bay/Lake, Level, View Access: Waterfront - Lake, Water Frontage, Year Round Road Access	Heating: Stove/Fireplace Fuel - Heating: Propane Garage Type: None Water: Drilled Sewer: Septic Services: Electricity, Other Rental Equipm.: Propane Tank Docs Available: Well Record, Septic Documents Hot Water Heating: Electric	Exterior: Vinyl Driveway: Double, Gravel Foundation/Basement: Concrete, Block Indoor Features: Skylights, Gas Stove Roof: Shingles - Asphalt Flooring: Carpet, Lino/Vinyl, Softwood Exterior Features: Deck, Landscaped, Satellite Dish, Storage Shed
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Inclusions Most Furnishings, all appliances, dock & marine rail system, swing set, swim raft
Exclusions Leather couch, side tables in Master bedroom.


Bedrooms: 3 Bathrooms: 1 \ Rental Income: Approx Building Age: 25-50	Sign: UFFI: UNKNOWN Lockbox: Yes Road: Private	SPIS: No Matrim.:	Garage: Gar.Details: Water Access: Yes Water: File #: 160425286
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Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	16 X 19.6 (COMBO)	MAIN FLOOR	BEDROOM	9 X 9
MAIN FLOOR	KITCHEN	11 X 14.2	MAIN FLOOR	BATH (# pieces 1-6)	3 PC
MAIN FLOOR	MASTER BEDROOM	10 X 11	MAIN FLOOR	FOYER	3 X 21
MAIN FLOOR	BEDROOM	9 X 9	MAIN FLOOR	OTHER	7 X 35 (VERANDA)

Assessment: \$	Taxes: \$2510 (2016)	Improvements:
Condo Fee:	Mobile/Leased Land F:	
Listing Office: 124 RIDEAU REALTY LIMITED BROKERAGE		



Compliments of: **SCOTT BURNS, Broker of Record: 613-498-4201**
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