



Price:	\$1,250,000	MLS® #:	083183103626200
Status:	Active		
Legal Descr.:	PT LT 9 CON 3 SOUTH BURGESS AS IN LR252885; T/W LR252885; RIDEAU LAKES		
Address:	146 R12-C		
City:	BIG RIDEAU LAKE, K0G 1V0		
Prop known as:	BIG RIDEAU LAKE		
Side of Road:		District:	LEEDS / RIDEA
Lot Size:	176` X 262`	Sub-Dist:	BAST
Appx Sq. Ft.:		Zoning:	WFR RES
Elem Schl:		Sec. School:	
Possession:			

Public Remarks Exclusively for discerning buyers ... Lovely 4 season getaway on sought-after Big Rideau Lake with deep clean water, panoramic sunset views, plenty of privacy & easy year round access. This finely-crafted 4 bdrm/2 bath vacation home is reminiscent of a charming stone cottage in rural France - with cedar shake roofing *copper eavestroughs *cathedral ceilings *reclaimed beams/wood floors *a towering stone fireplace *custom european-style windows and a fabulous screened veranda. Plus, the well treed carefree property features permanent cantilevered docks -flagstone patios -a 2-slip boathouse -a darling little guest cabin -and two storage sheds. Includes all appliances,most furnishings, 17ft Key West boat, 18ft Monterey boat ...and the wonderful luxury of being at rest. Absolutely priceless!

directions Hwy 15 to Briton-Houghton Bay Rd to R12 A to C – travel, keeping left, 0.9 km to # 146 - Halfway between Kingston and Ottawa.

Type:	Single Family	Heating:	Baseboard, Radiant - Floor, Stove/Fireplace	Exterior:	Stone
Style:	Bungalow	Fuel - Heating:	Electric, Wood	Driveway:	Gravel
Title to Land:	Freehold	Garage Type:	Boathouse, Parking Space(s)	Foundation/Basement:	Slab
Property Size:	1.0 -2.99 Acres	Water:	Well, Pond/Lake	Indoor Features:	Carpet Free, Ensuite, Fireplace
Site Features:	Bay/Lake, Hardwood Bush, Sloping Terrace, View, Wooded/Treed	Sewer:	Septic	Roof:	Other
Access:	Waterfront - Lake, Water Frontage, Year Round Road Access	Services:	Electricity, Telephone	Flooring:	Ceramic, Softwood
		Rental Equipm.:	None	Exterior Features:	Deck, Landscaped, Patio, Screened Porch, Storage Shed
		Docs Available:			
		Hot Water Heating:	Electric		

Inclusions All appliances, Most indoor/outdoor furnishings, 2010 17ft Key West with 2010 115hp inboard/outboard, 2012 Monterey Bow Rider with 2012 4.3L inboard/outboard

Exclusions Personal Items & artwork, red trunk in middle bedroom, 6 Adirondack chairs in screened veranda, windsurfing equipment


Bedrooms:	4	Sign:	Yes	UFFI:	NO	Garage:		Gar.Details:	
Bathrooms:	2 \	Lockbox:	Yes	SPIS:	No	Water Access:	Yes	Water:	
Rental Income:		Road:	Private	Matrim.:		File #:	160505286		
Approx Building Age:	11-25								

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	16` X 13.75`	MAIN FLOOR	BATH (# pieces 1-6)	3PCE/3PCE
MAIN FLOOR	DINING ROOM	8` X 12.6`	2ND FLOOR	FAMILY ROOM	LOFT
MAIN FLOOR	KITCHEN	11` X 9`	MAIN FLOOR	FOYER	SCREENED PORCH
MAIN FLOOR	MASTER BEDROOM	16.3` X 10.5`	MAIN FLOOR	UTILITY	
MAIN FLOOR	BEDROOM	12.6` X 9.25`	MAIN FLOOR	OTHER	SCREENED VERANDA
MAIN FLOOR	BEDROOM	12.6` X 9.25`		OTHER	GUEST CABIN
MAIN FLOOR	BEDROOM	12.6` X 9`			


Assessment: \$ Taxes: **\$5120 (2015)** Improvements:

Condo Fee: Mobile/Leased Land F:

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



Compliments of: **MARGARET THOMPSON, Sales Person: 613-812-8400**
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