



Compliments of: **KEN BURNS, Broker: 613-498-8095**
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 Company Name: **124 RIDEAU REALTY LIMITED BROKERAGE: 613-272-5000**
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2017-05-03

174 BROOKS POINT ROAD ROAD, Elgin K0G 1E0

ML#: 1056485



Status: **Active** LP: **\$699,900**
 Dist/Neigh: **817- Rideau Lakes (S Crosby) Twp** Sub Type: **Residential**
 Munic: **Rideau Lakes Twp** Fronting: **East**
 NeighNm: **Opinicon Lake** # Acres: **31.000**
 Lot Size: **160' x 999.99' Irregular** SqFt:
 Zoning: **OTHER-Outside Ottawa(OO)** Seasonal: **No**
 Zoning Desc: **Waterfront**
 Occupancy: **Owner**
 Legal: **Pt Lt 13 Con 8 South Crosby Pt 1 28R2625 Except Pt1 28R2940, Pt 1 28R3956 and Pt 1 28R5652: S/T&T/W LR296808 Except The T/W Easement Re: Lt 12, Con 8& Pt 1 28R5156**

Recent: **05/03/2017 : NEW**

Directions/Remarks

Directions: **From Highway 15 take Jones Falls Road to Ritz Road to Brooks Point Road #174**

Public Remarks: **Waterfront Home-on Opinicon Lake part of the Rideau System approx. 30 minutes from Ottawa. Open concept Panabode Western Cedar with cathedral ceiling, large kitchen island, living room with patio doors to covered deck, dining area, master bedroom with patio door to deck, plus a second bedroom and 4 pc bath all on the main level. Lower level has family room with propane fireplace, walkout to covered patio, 3 pc bath, laundry room and third bedroom. There is also an office/ hobby room and there is access to a double car garage and car port. Includes an inground pool with games/change building, waterside bunkie, detached workshop/storage and carport. All this on 31 acres with woods and trails. Must be seen!**

Property Information

Style: Detached	Type: 2 Storey	Ttl Beds: 3	Ttl Baths: 2
Builder:	Model: Panabode Log	BAG: 2	FB/PR Bths: 1/1
Year Built: 1987/Approx	#Gar: 2	BBG: 1	EB:
Parking Desc: 2 Garage Attached, 3+ Carport		#Cover: 5	Total Park: 5
Heat Desc: Forced Air, Heat Pump		Heat Fuel: Oil	
A/C Desc: Heat Pump		Roof: Metal	
Water Supply: Drilled Well		# FP: 1	FP Fuel: Gas, Other (See Remarks)

Exterior Finish: **Log, Wood**
 Foundation: **Preserved Wood**
 Basement Desc: **Full, Other (See Remarks)**
 Floor Covering: **Ceramic, Hardwood, Softwood**
 Appliances Incl: **Dishwasher, Dryer, Refrigerator, Stove, Washer**
 Feat/Equip Incl: **Auto Garage Door Opener, Ceiling Fan, Smoke Detector, Storage Shed, Whirlpool Bath, Other (See Remarks)**
 Site Influences: **Deck, Inground Pool, Lakefront, Landscaped, Private Well, Sloping Lot, Waterfront, Wooded Area**
 Neigh Influences: **Golf Nearby, Highspeed Available, Recreation Nearby, Shopping Nearby**
 Exclusions: **2 freezers lower level fridge all garden ornaments pool furniture (Hot Tub is negotiable)**
 Rental Equip: **propane tank**
 Restrictions: **Easement, Right Of Way**
 Assistive Feat: **No**

Room Information

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
Living Rm	Main	15 x 21	Dining Rm	Main	11 x 18	Kitchen	Main	13 x 18
Family Rm	Lower	16 x 25	Den/Office	Lower	16 x 26	Master Bedrm	Main	14 x 17
Bedroom	Main	12'6" x 13	Bedroom	Lower	12 x 16	Bath 3-Piece	Lower	Irr x
Bath 4-Piece	Main	irr x	Laundry Rm	Lower	6 x 8			

Other Property Information

Assoc/POTL Fee: **\$200** Taxes/Yr: **\$4,141.00/2016** Survey/Yr:
 Fee Freq: **Annual** Assmt/Yr:

Office Information

List Office #1: **RIDEAU REALTY LIMITED, Brokerage**

Conditional/Sold/Other Information

FD: PR: CD:
 DOM: **1** SD: SP:
 SRD: