

**29 BARREL POINT ROAD, Elgin K0G 1E0**

ML#: **1067261**



Status: **Active** List Price: **\$699,000**  
 Dist/Neigh: **817- Rideau Lakes (S Crosby) Twp** Sub Type: **Residential**  
 Municipality: **Rideau Lakes Twp** Fronting: **East**  
 Neigh Name: **Opinicon Lake** # Acres:   
 Lot Size: **306' x 150.6'** SqFt:   
 Zoning:  Seasonal:   
 Zoning Desc: **Seasonal** Occupancy: **Owner**  
 Legal Desc: **Pt Lot 15 Conc 8 South Crosby Pt 1, 28R6479; T/W LR331184; Rideau Lakes**

Directions/Remarks

Directions: **From Highway 15 turn onto Davis Lock Road, then turn right onto Murray Road, then turn left onto Barrel Point Road, follow to pin #29.**

Public Remarks: **What a wonderful fully furnished cottage property with potential to be a 4 season home on lovely Opinicon Lake, part of the heritage Rideau System. This property is sprawling with 306' of swimmable waterfront & boasting the main 2 bed (could potentially be more), 1 bath cottage...a separate 2 bed, 1 bath guest cottage...& large permanent docking with covered boat port. The main cottage is open concept with soaring vaulted ceilings in the kitchen & dining room which is open to the living room with a wood stove & gorgeous stone work...all with a water view & leading out to a full length deck overlooking the lake. Stroll down the waterfront to the guest cabin which is great for guests, older children or even potential rental income. Canoe, Green Egg/bbq, dock de-icer, lawn tracker & ground maintenance equipment all included! Plan an early evening boat ride over to the famed Opinicon Resort for dinner or ice cream. Worth having a look at this one! Book your private viewing today.**

Property Information

Style: <b>Detached</b>	Type: <b>Bungalow</b>	Total Beds: <b>4</b>	Total Baths: <b>2</b>
Builder:	Model:	Beds AG: <b>4</b>	FB/PR Bths: <b>2/0</b>
Year Built: <b>Unknown</b>	#Gar: <b>0</b>	Beds BG: <b>0</b>	Ensuites: <b>0</b>
Parking Desc: <b>Gravel</b>		#Cover: <b>0</b>	Total Park: <b>4</b>
Heat Desc: <b>Forced Air</b>		Heat Fuel: <b>Electricity</b>	
Air Conditioning: <b>None</b>		Roof: <b>Asphalt Shingle, Metal</b>	
Water Supply: <b>Drilled Well</b>		# FP: <b>1</b>	FP Fuel: <b>Wood</b>
Exterior Finish: <b>Vinyl</b>		Sewer: <b>Septic Installed</b>	
Foundation: <b>Block</b>		Construction: <b>Unfinished</b>	
Basement Desc: <b>Crawl</b>		Basement Dev: <b></b>	
Floor Covering: <b>Softwood, Tile</b>		Fire Retrofit: <b></b>	
Appliances Incl: <b>Refrigerator, Stove</b>			
Feat/Equip Incl: <b>Deck, Hydro, Lakefront, Partially Landscaped, Waterfront</b>			
Site Influences: <b>Recreation Nearby, Water Nearby</b>			
Neigh Influences: <b></b>			
Exclusions: <b></b>			
Rental Equip: <b>None</b>			
Restrictions: <b></b>			
Assistive Feat: <b></b>			

Room Information

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
Living Rm	Main	15 x 19'6"	Dining Rm	Main	16'6" x 17'8"	Kitchen	Main	12'6" x 17'8"
Den/Office	Main	10 x 11'8"	Master Bedrm	Main	11 x 26'4"	Bedroom	Main	11'8" x 16
Bath 4-Piece	Main		Laundry Rm	Main	7'2" x 8			

Other Property Information

Assoc/POTL Fee: **\$150** Taxes/Yr: **\$5,163.00/2017** Survey/Yr:   
 Fee Freq: **Annual** Assmt/Yr:

Office Information

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

Conditional/Sold/Other Information