



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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2017-07-06

402 BROOKS POINT ROAD, Elgin K0G 1E0

ML#: 1067797



Status: **Active** List Price: **\$399,900**  
 Dist/Neigh: **817- Rideau Lakes (S Crosby) Twp** Sub Type: **Residential**  
 Municipality: **Rideau Lakes Twp** Fronting: **North**  
 Neigh Name: **Opinicon Lake** # Acres:  
 Lot Size: **115' x 471' Irregular** SqFt:  
 Zoning: Seasonal: **Seasonal/Rec.**  
 Zoning Desc: **Owner**  
 Occupancy:  
 Legal Desc: **PT LT 13 CON 9 SOUTH CROSBY PT 29, R144, PT 1 & 2, 28R7893; S/T & T/W LR360146 EXCEPT THE EASEMENT THEREIN RE: PT 1, 28R5156; RIDEAU LAKES**

Directions/Remarks

Directions: **From Hwy. 15 take Jones Falls Rd. to Ritz Rd. to Brooks Point Rd. #402**

Public Remarks: **Opinicon Lake – Furnished, 4-season cottage with beautiful view from cottage and 2 decks. Updated, open kitchen, dining, and living area with vaulted ceiling, stone fireplace, and patio door to deck. Master with ensuite plus 2 more bedrooms, 4-piece bath, and laundry. There is a motorized rail system for people and supplies down to a large dock and floating boat port (no stairs). Private, treed lot.**

Property Information

Style: <b>Detached</b>	Type: <b>Bungalow</b>	Total Beds: <b>3</b>	Total Baths: <b>2</b>
Builder:	Model:	Beds AG: <b>3</b>	FB/PR Bths: <b>1/0</b>
Year Built: <b>Unknown</b>	#Gar: <b>0</b>	Beds BG: <b>0</b>	Ensuites: <b>1</b>
Parking Desc: <b>Open, Gravel</b>		#Cover: <b>0</b>	Total Park: <b>4</b>
Heat Desc: <b>Baseboard</b>		Heat Fuel: <b>Electricity</b>	
Air Conditioning: <b>None</b>		Roof: <b>Asphalt Shingle</b>	
Water Supply: <b>Drilled Well</b>		# FP: <b>1</b>	FP Fuel: <b>Wood, Other (See Remarks)</b>
Exterior Finish: <b>Siding</b>		Sewer: <b>Septic Installed</b>	
Foundation: <b>Other (See Remarks)</b>		Construction:	
Basement Desc: <b>Part</b>		Basement Dev: <b>Unfinished</b>	
Floor Covering: <b>Laminate</b>		Fire Retrofit:	
Appliances Incl: <b>Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer</b>			
Feat/Equip Incl: <b>Drapery Tracks, Furnished, Storage Shed, Other (See Remarks)</b>			
Site Influences: <b>BoatHouse, Deck, Hydro, Lakefront, Lakeview, Other (See Remarks), Recreational, Waterfront</b>			
Neigh Influences: <b>Golf Nearby, Recreation Nearby, Shopping Nearby, Water Nearby</b>			
Exclusions: <b>All personal items.</b>			
Rental Equip: <b>N/A</b>			
Restrictions: <b>Right Of Way</b>			
Assistive Feat:			

Room Information

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
<b>Living/Dining</b>	<b>Main</b>	<b>13'7" x 25'</b>	<b>Kitchen</b>	<b>Main</b>	<b>13'6" x 7'</b>	<b>Master Bedrm</b>	<b>Main</b>	<b>10'4" x 13'7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9'7" x 13'3"</b>	<b>Bedroom</b>	<b>Main</b>	<b>13'2" x 10'</b>	<b>Bath 4-Piece</b>	<b>Main</b>	

Other Property Information

Assoc/POTL Fee: **\$200** Taxes/Yr: **\$3,276.00/2016** Survey/Yr:  
 Fee Freq: **Annual** Assmt/Yr:

Office Information

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

Conditional/Sold/Other Information

FD: PR: CD:  
 DOM: **2** SD: SP:  
 SRD: