



Compliments of: **STEVE WELLS, Sales Person: 613-284-7640**
 E-mail: steve@rideaurealty.ca
 Company Name: **124 RIDEAU REALTY LIMITED BROKERAGE: 613-272-5000**



2017-07-19

235 BOYD ROAD, Merrickville K0G 1N0

ML#: **1069766**



Status: **Active**
 Dist/Neigh: **805- Merrickville/Wolford Twp**
 Municipality:
 Neigh Name: **Merrickville**
 Lot Size: **60' x 100'**
 Zoning:
 Zoning Desc: **SEASONAL/REC ON**
 Occupancy: **Vacant**
 Legal Desc: **PT LT 14 CON A WOLFORD AS INPR17418 MERRICKVILLE-WOLFORD**

List Price: **\$139,000**
 Sub Type: **Residential**
 Fronting: **Northeast**
 # Acres:
 SqFt:
 Seasonal: **Yes**

Directions/Remarks

Directions: **Off Read Rd. turn on to Corktown Rd. Follow 2.3 km, turn right at Boyd Rd. approx. 1km follow signs to 235 Boyd Road**

Public Remarks: **Great chance to own on water. Older cottage needs some TLC to bring it back to life. Wonderful chance to own some waterfront at really affordable price.**

Property Information

Style: Detached	Type: Bungalow	Total Beds: 2	Total Baths: 1
Builder:	Model:	Beds AG: 2	FB/PR Bths: 1/0
Year Built: 1963/Unknown	#Gar: 0	Beds BG: 0	Ensuites:
Parking Desc: None		#Cover: 0	Total Park: 8
Heat Desc: Other (See Remarks)		Heat Fuel: Other (See Remarks)	
Air Conditioning: None		Roof: Metal	
Water Supply: Drilled Well		# FP:	FP Fuel:
Exterior Finish: Aluminum		Sewer: Other (See Remarks)	
Foundation: Other (See Remarks)		Construction:	
Basement Desc: None		Basement Dev: None (No Basement)	
Floor Covering: Laminate		Fire Retrofit:	
Appliances Incl: Dishwasher, Refrigerator, Stove			
Feat/Equip Incl: Furnished			
Site Influences: Lakefront			
Neigh Influences: Water Nearby			
Exclusions:			
Rental Equip: N/A			
Restrictions: Unknown			
Assistive Feat:			

Room Information

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
Living/Dining	Main	17'8" x 13'	Kitchen	Main	13' x 7'8"	Master Bedrm	Main	11'6" x 8'
Bedroom	Main	8' x 7'8"	Bath 3-Piece	Main	6' x 5'6"			

Other Property Information

Assoc/POTL Fee: **\$0**
 Fee Freq: **N/A**
 Taxes/Yr: **\$1,600.00/2017**
 Assmt/Yr:
 Survey/Yr:

Office Information

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

Conditional/Sold/Other Information

FD:
 DOM: **0**
 SRD:
 PR:
 SD:
 CD:
 SP: