



SCOTT BURNS
 Broker Of Record
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1633 DAVIS LOCK ROAD, Elgin K0G 1E0

ML#: **1078430**



Status: **Active**
 Dist/Neigh: **817- Rideau Lakes (S Crosby)**
 Municipality: **Twp**
 Neigh Name: **Rideau Lakes Twp**
 Lot Size: **Sand Lake**
 Zoning: **316 ' x 852 '**
 Zoning Desc: **Residential**
 Occupancy: **Owner**
 Legal Desc: **PT LT 13 CON 7 SOUTH CROSBY PT 2 28R926; RIDEAU LAKES**

List Price: **\$1,099,000**
 Sub Type: **Residential**
 Fronting: **South**
 # Acres: **5.850**
 SqFt:
 Seasonal:

Directions/Remarks

Directions: **From Highway 15 at Elgin turn onto Davis Lock Road and follow to pin #1633 on the left.**

Public Remarks: **Gorgeous, rarely available 4-bed 3-bath home overlooking beautiful West Bay on Sand Lake. Bright and spacious, this custom-built home features hardwood floors throughout, an open-concept dream kitchen and sunken living room that includes a vaulted ceiling and wood-burning fireplace. You'll also find 3 spacious bedrooms on the upper level, plus beautifully renovated bathrooms with granite countertops and a cozy sunroom. The lower level boasts another wood-burning fire place, a family room and a fourth bedroom that would be perfect for a guest room, studio or office. Outside, two levels of lake-facing decks and loads of interlocking patio add nearly 3000 sq. ft of amazing outdoor entertaining space. This lovingly maintained, single-owner home sits on nearly 6 acres (5.86) of treed, private land, and there's an easy path to a 50+ foot dock that can accommodate multiple boats, a large cruiser etc. Perfect for a second home or an all-season residence. View by appointment only.**

Property Information

Style: Detached	Type: Bungalow	Total Beds: 4	Total Baths: 3
Builder:	Model:	Beds AG: 3	FB/PR Bths: 2/1
Year Built: 1991/Approx	#Gar: 0	Beds BG: 1	Ensuites: 1
Parking Desc: Gravel		#Cover: 0	Total Park: 10
Heat Desc: Forced Air		Heat Fuel: Propane	
Air Conditioning: Central		Roof: Asphalt Shingle	
Water Supply: Drilled Well		# FP: 2	FP Fuel: Wood
Exterior Finish: Brick, Vinyl Block		Sewer: Septic Installed	
Foundation: Block		Construction:	
Basement Desc: Full		Basement Dev: Partly Finished	
Floor Covering: Hardwood		Fire Retrofit:	
Appliances Incl: Built/In Oven, Dryer, Microwave, Refrigerator, Stove, Washer			
Feat/Equip Incl: Air Exchanger, Alarm System			
Site Influences: Acreage, Boat Access, Deck, Lakefront, Landscaped, Walkout, Waterfront, Wooded Area			
Neigh Influences: Golf Nearby, Highspeed Available, Recreation Nearby, Water Nearby			
Exclusions:			
Rental Equip: None			
Restrictions:			
Assistive Feat:			

Room Information

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
Living Rm	Main	14'4" x 23	Dining Rm	Main	8 x 17	Kitchen	Main	13 x 17
Family Rm	Bsmt	14'6" x 23	Master Bedrm	Main	12 x 16'8"	Bedroom	Main	12 x 17'2"
Bedroom	Main	10 x 12'8"	Bedroom	Bsmt	14 x 14'6"	Bath 4-Piece	Main	
Ensuite 3-Piece	Main		Laundry Rm	Main	9 x 12'6"	Foyer	Main	8 x 13'4"
Recreation Rm	Bsmt	14 x 17	Solarium	Main	10 x 16			

Other Property Information

Assoc/POTL Fee: **\$0**
 Fee Freq: **N/A**
 Taxes/Yr: **\$5,512.00/2017**
 Assmt/Yr:
 Survey/Yr:

Office Information

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

Conditional/Sold/Other Information