



SCOTT BURNS
 Broker Of Record
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2017-09-12

1633 DAVIS LOCK ROAD, Elgin K0G 1E0

ML#: 1078430

New Listing!



Status: **Active**
 Dist/Neigh: **817- Rideau Lakes (S Crosby) Twp**
 Municipality: **Rideau Lakes Twp**
 Neigh Name: **Sand Lake**
 Lot Size: **274 ' x 886 '**
 Zoning: **Residential**
 Zoning Desc: **Owner**
 Occupancy: **Owner**
 Legal Desc: **PT LT 13 CON 7 SOUTH CROSBY PT 2 28R926; RIDEAU LAKES**

List Price: **\$1,299,000**
 Sub Type: **Residential**
 Fronting: **South**
 # Acres: **5.450**
 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: **Welcome to beautiful West Bay on Sand Lake which is part of the historic Rideau System. If you are looking to move to this stunning area or simply just looking for a secondary vacation home...you should really check out this gorgeous 5.45+ acre treed, private property with very easy access off a Township maintained road. There is a bright, spacious & well laid out 4 bed, 3 bath one level bungalow with a finished walkout basement. Loads of interlocking patio & two levels of decking create an amazing almost 3000 sq/f of outdoor entertaining space. Easy path to a 50+ foot dock which will accommodate multiple boats or large cruiser. Inside the home, enjoy the hardwood floors throughout, sunken living room with vaulted ceiling & wood burning fireplace, dream kitchen, sun room, spacious bedrooms, beautiful bathrooms with granite & a lower level family room with yet another wood burning fireplace. View by appointment only....contact for details. #waterfrontlivingawaits #westbaysandlake**

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

Office Information

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

Conditional/Sold/Other Information

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