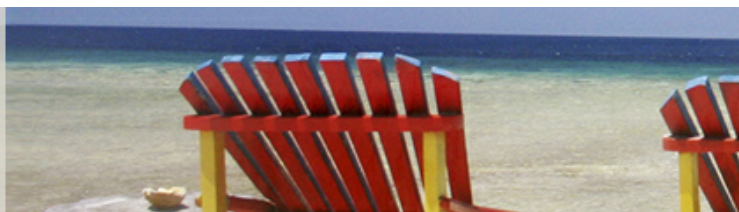




SCOTT BURNS
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2017-09-21

1633 DAVIS LOCK ROAD, Elgin K0G 1E0

ML#: 1078430



Status: **Active**
 Dist/Neigh: **817- Rideau Lakes (S Crosby) Twp**
 Municipality: **Rideau Lakes Twp**
 Neigh Name: **Sand Lake**
 Lot Size: **316' x 852'**
 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: **5.850**
 SqFt:
 Seasonal:

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
Builder:	Model:	Beds AG: 3
Year Built: 1991/Approx	#Gar: 0	Beds BG: 1
Parking Desc: Gravel		#Cover: 0
Heat Desc: Forced Air		Heat Fuel: Propane
Air Conditioning: Central		Roof: Asphalt Shingle
Water Supply: Drilled Well		# FP: 2
Exterior Finish: Brick, Vinyl		FP Fuel: Wood
Foundation: Block		Sewer: Septic Installed
Basement Desc: Full		Construction:
Floor Covering: Hardwood		Basement Dev: Partly Finished
Appliances Incl: Built-In Oven, Dryer, Microwave, Refrigerator, Stove, Washer		Fire Retrofit:
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:	

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

Conditional/Sold/Other Information		
FD:	PR:	CD:
DOM: 9	SD:	SP:
SRD:		