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227 WALNUT POINT ROAD, Elgin K0G 1E0

ML#: 1094106

New Listing!



Status: **Active**
Dist/Neigh: **818- Rideau Lakes (Bastard) Twp**
Municipality: **Bastard Twp**
Neigh Name: **Walnut Point**
Lot Size: **325 ' x 260 ' Irregular**
Zoning: **residential**
Zoning Desc: **residential**
Occupancy: **Vacant**
Legal Desc: **PT LOT12 CON 7 SOUTH CROSBY AS IN LR299353;RIDEAU LAKES**

List Price: **\$950,000**
Sub Type: **Residential**
Fronting: **North**
Acres: **1.900**
SqFt:
Seasonal: **No**

Directions/Remarks

Directions: **From Hwy 15 turn down Davis Locks RD, follow 8.3 km to Walnut Point Rd, turn left and follow 1.1 km to property on right hand side see realtors signs**

Public Remarks: **CAUTION!!! You should only continue reading if you are looking for not only perfect waterfront paradise but many extras as well!!! 325 ft of clean, clear, swimmable waterfront on much sought after sand lake. Gently sloping property should check off all boxes for lake enthusiast. Over 1200 square feet of living space that boasts 2 main floor bedrooms and upstairs loft with ensuite and walk in closet and that's not including fully finished basement with another bedroom and walkout to patio doors to the lake. One bedroom bunkie (24 X 13 ft) with propane heat and 3pc bathroom for guests. The 30 x 22 ft wet boat house is in perfect order and comes with boat winch. And if that's not enough for handy man, car buff or someone who just likes their toys there is a heated 41 X 24 ft garage with a room above (23 X 19 ft) just waiting to be turned into man cave or games room. So many extras some of which are hottub, fire pit, 50 X11 ft wrap around deck,25 ft dock and your own boat launch.**

Property Information

Style:	Detached	Type:	2 Storey	Total Beds:	4	Total Baths:	3
Builder:		Model:		Beds AG:	3	FB/PR Bths:	2/1
Year Built:	2000/Unknown	#Gar:	6	Beds BG:	1	Ensuites:	1
Parking Desc:	Oversized			#Cover:	6	Total Park:	12
Heat Desc:	Baseboard			Heat Fuel:	Electricity, Wood		
Air Conditioning:	Central			Roof:	Asphalt Shingle		
Water Supply:	Drilled Well			# FP:	1	FP Fuel:	Wood
Exterior Finish:	Log			Sewer:	Septic Approved		
Foundation:	Poured Concrete			Construction:	Poured Concrete		
Basement Desc:	Full			Basement Dev:	Fully Finished		
Floor Covering:	Ceramic, Hardwood, Laminate						
Appliances Incl:	Dryer, Refrigerator, Stove, Washer, 2 Fridges						
Feat/Equip Incl:	Ceiling Fan, Drapery Tracks, Drapes, Hot Tub, Hot Water Tank, Secondary Dwelling Unit, Wet Bar						
Site Influences:	BoatHouse, Fully Serviced, Lakefront, Waterfront						
Neigh Influences:	Highspeed Available, Recreation Nearby, Water Nearby						
Exclusions:	all boats and vechile hoist in garage						
Rental Equip:	n/a						
Restrictions:	None						
Assistive Feat:							

Room Information

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
Living Rm	Main	21'5" x 14'5"	Kitchen	Main	25' x 11'	Family Rm	Bsmt	30' x 21'
Sitting Rm	Bsmt	12' x 8'	Loft	2nd	15'6" x 12'	Bedroom	Main	11' x 11'
Bedroom	Main	13'6" x 11'	Bedroom	Bsmt	13' x 11'	Walk-In Closet	2nd	6'6" x 5'6"
Full Bath	Main	8' x 7'6"	Ensuite 4-Piece	2nd	9' x 6'6"	Laundry Rm	Bsmt	11' x 9'
Foyer	Main	8'6" x 6'5"	Utility Rm	Bsmt	12' x 8'	See Remarks	Other	24' x 13'

Other Property Information

Assoc/POTL Fee: **\$100**
Fee Freq: **Annual**
Taxes/Yr: **\$6,936.00/2017**
Assmt/Yr:
Survey/Yr:

Office Information

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

Conditional/Sold/Other Information

FD: PR: CD:
DOM: **3** SD: SP:
SRD: