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102 RABBIT RUN DRIVE, Lanark K0G 1V0

ML#: 1099109

New Listing!



Status: **Active**
Dist/Neigh: **913- Lanark Hlnds (Lanark) Twp**
Municipality:
Neigh Name: **North Shore**
Lot Size: **200' x 1055'**
Zoning:
Zoning Desc: **Seasonal / Rec**
Occupancy: **Vacant**
List Price: **\$399,000**
Sub Type: **Residential**
Fronting: **Northwest**
Acres: **4.880**
SqFt:
Seasonal:
Legal Desc: **pt rdal btn con 2 & con 3 north burgess closed byrs41840;pt lt 24 con 2 north burgess/pt lt 24 con 3 north burgess as in rs35422;s/t rs35422;t/w&s/trs35281;bath-burg-sherb**

Directions/Remarks

Directions: **From 15 Hwy Turn onto County Road 42 (towards Westport) quick right (50 meters) onto Narrows locks road follow over narrows locks to north shore (approx 6.8 kms) follow road to Rabbit Run Road (approx 1.3 kms) follow realtors signs to property 102**

Public Remarks: **Very nice quite spot on much sought after North Shore on Big Rideau Lake. Cozy 2 bedroom 1 bathroom cottage with open concept kitchen and living area overlooking spectacular view of lake. New metal roof in 2016, 4 year old appliances are included as well. Cottage is kept neat as a pin. As added bonus for extra guests, in-laws or teenagers is nice little fully insulated bunkie serviced with hydro. Has recent new windows and newly built deck. Sloping property takes you to fantastic water front approx 200 ft of frontage with rock and pebble bottom wade in waterfront and is approx 6 ft deep off end of the dock, perfect for swimming fishing and boating. Perfect place for you and yours to make memories for years to come!!!**

Property Information

Style:	Detached	Type:	Bungalow	Total Beds:	3	Total Baths:	1
Builder:		Model:		Beds AG:	3	FB/PR Bths:	1/0
Year Built:	1971/Approx	#Gar:	0	Beds BG:	0	Ensuites:	0
Parking Desc:	Gravel			#Cover:	0	Total Park:	8
Heat Desc:	Other (See Remarks)			Heat Fuel:	Other (See Remarks)		
Air Conditioning:	None			Roof:	Metal		
Water Supply:	Lake Intake			# FP:		FP Fuel:	
Exterior Finish:	Wood			Sewer:	Other (See Remarks)		
Foundation:	Poured Concrete			Construction:			
Basement Desc:	None			Basement Dev:	None (No Basement)		
Floor Covering:	Tile, Vinyl			Fire Retrofit:			
Appliances Incl:	Refrigerator, Stove						
Feat/Equip Incl:	Furnished, Hot Water Tank, Smoke Detector						
Site Influences:	Acreage, Boat Access, Deck, Lakefront, Private						
Neigh Influences:	Highspeed Available, 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	20' x 15'	Kitchen	Main	20' x 10'	Master Bedrm	Main	12' x 11'
Bedroom	Main	10' x 10'	Bath 4-Piece	Main	9' x 7'	See Remarks	Other	12'4" x 10'4"

Other Property Information

Assoc/POTL Fee: **\$400**
Fee Freq: **Annual**
Taxes/Yr: **\$4,400.00/2018**
Assmt/Yr:
Survey/Yr:

Office Information

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

Conditional/Sold/Other Information

FD:
DOM: **1**
SRD:
PR:
SD:
CD:
SP: