



**KEN BURNS**  
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**2018-04-25** **302 FOLLY ROAD, Elgin K0G 1E0** **ML#: 1104322**

**New Listing!**



Status: <b>Active</b>	List Price: <b>\$389,900</b>
Dist/Neigh: <b>817- Rideau Lakes (S Crosby) Twp</b>	Sub Type: <b>Residential</b>
Municipality: <b>South Crosby Twp</b>	Fronting: <b>Northwest</b>
Neigh Name: <b>Clear Lake, Rideau System</b>	# Acres:
Lot Size: <b>200' x 188' Irregular</b>	SqFt:
Zoning: <b>RURAL - Rural Residential (RR)</b>	Seasonal: <b>No</b>
Zoning Desc: <b>Seasonal/recreation</b>	
Occupancy: <b>Owner</b>	
Legal Desc: <b>Part Lot 21, Con 6 , Part 1 and 2 Plan 28R3595, Part 1 Plan 28R2646</b>	

Directions/Remarks

**Directions: From Hwy 15 near Crosby take Crosby Road to Clear Lake Road to Pine Glenn Road to Folly Road**

**Public Remarks: CLEAR LAKE - RIDEAU SYSTEM - rare find on this lake, 4 season cottage on level lot with separate guest house that has a kitchen, 3 pc bath, 1 bedroom. Main cottage has vaulted ceiling in the open concept kitchen, dining and living room with floor to ceiling stone fireplace. There are 3 bedrooms with closets and 4 pc bath plus a large deck and screened porch with great views to watch both the sunrise and sunset in summer. Large bay with some sandy shoreline and a dock for deeper swimming and for your boat. You can travel by boat to 4 or 5 different lakes with no lock and these are good fishing lakes. Must see, call or email today!**

Property Information

Style: <b>Detached</b>	Type: <b>Bungalow</b>	Total Beds: <b>3</b>	Total Baths: <b>2</b>
Builder:	Model:	Beds AG: <b>3</b>	FB/PR Bths: <b>1/1</b>
Year Built: <b>1987/Approx</b>	#Gar: <b>0</b>	Beds BG: <b>0</b>	Ensuites: <b>0</b>
Parking Desc: <b>None</b>		#Cover: <b>0</b>	Total Park: <b>6</b>
Heat Desc: <b>Baseboard, Wood Plus</b>		Heat Fuel: <b>Electricity, Wood</b>	
Air Conditioning: <b>None</b>		Roof: <b>Asphalt Shingle</b>	
Water Supply: <b>Drilled Well</b>		# FP: <b>1</b>	FP Fuel: <b>Wood</b>
Exterior Finish: <b>Wood Siding</b>		Sewer: <b>Septic Installed</b>	
Foundation: <b>Block</b>		Construction: <b>Frame</b>	
Basement Desc: <b>Low</b>		Basement Dev: <b>Unfinished</b>	
Floor Covering: <b>Carpet Wall To Wall</b>		Fire Retrofit:	
Appliances Incl: <b>Dryer, Microwave, Washer, 2 Stoves, 2 Fridges</b>			
Feat/Equip Incl: <b>Ceiling Fan, Hot Water Tank, Other (See Remarks)</b>			
Site Influences: <b>Beach Property, Deck, Hydro, Lakefront, No Rear Neighbours, Private Well, Screened Porch, Waterfront</b>			
Neigh Influences: <b>Golf Nearby, Recreation Nearby, Shopping Nearby, Water Nearby</b>			
Exclusions: <b>some furniture and personal items</b>			
Rental Equip: <b>none</b>			
Restrictions: <b>Easement, Right Of Way</b>			
Assistive Feat: <b>No</b>			

Room Information

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
<b>Living Rm</b>	<b>Main</b>	<b>12'6" x 22'</b>	<b>Dining Rm</b>	<b>Main</b>	<b>10'7" x 11'9"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10' x 10'7"</b>
<b>Master Bedrm</b>	<b>Main</b>	<b>11' x 13'</b>	<b>Bedroom</b>	<b>Main</b>	<b>10'5" x 9'5"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11' x 10'</b>
<b>Bath 4-Piece</b>	<b>Main</b>	<b>7'11" x 7'7"</b>	<b>Mud Rm</b>	<b>Main</b>	<b>7'11" x 7'7"</b>			

Other Property Information

Assoc/POTL Fee: <b>\$200</b>	Taxes/Yr: <b>\$2,931.00/2017</b>	Survey/Yr: <b>1988</b>
Fee Freq: <b>Annual</b>	Assmt/Yr:	

Office Information

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

Conditional/Sold/Other Information

FD:	PR:	CD:
DOM: <b>1</b>	SD:	SP:
SRD:		