



KEN BURNS
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2018-04-06

402 BROOKS POINT ROAD, Elgin K0G 1E0

ML#: 1102310

New Listing!



Status: **Active**
 Dist/Neigh: **817- Rideau Lakes (S Crosby) Twp**
 Municipality: **Rideau Lakes Twp**
 Neigh Name: **Opinicon Lake**
 Lot Size: **115' x 471' Irregular**
 Zoning: **Seasonal/Rec.**
 Zoning Desc: **Owner**
 Occupancy: **Owner**
 Legal Desc: **PT LT 13 CON 9 SOUTH CROSBY PT 29, R144, PT 1 & 2, 28R7893; S/T & T/W LR360146 EXCEPT THE EASEMENT THEREIN RE: PT 1, 28R5156; RIDEAU LAKES**

List Price: **\$379,900**
 Sub Type: **Residential**
 Fronting: **North**
 # Acres:
 SqFt:
 Seasonal:

Directions/Remarks

Directions: **From Hwy. 15 take Jones Falls Rd. to Ritz Rd. to Brooks Point Rd. #402**

Public Remarks: **Opinicon Lake – Furnished, 4-season cottage with beautiful view from cottage and 2 decks. Updated, open kitchen, dining, and living area with vaulted ceiling, stone fireplace, and patio door to deck. Master with ensuite plus 2 more bedrooms, 4-piece bath, and laundry. There is a motorized rail system for people and supplies down to a large dock and floating boat port (no stairs). Private, treed lot.**

Property Information

Style: Detached	Type: Bungalow	Total Beds: 3	Total Baths: 2
Builder:	Model:	Beds AG: 3	FB/PR Bths: 1/0
Year Built: Unknown	#Gar: 0	Beds BG: 0	Ensuites: 1
Parking Desc: Open, Gravel		#Cover: 0	Total Park: 4
Heat Desc: Baseboard		Heat Fuel: Electricity	
Air Conditioning: None		Roof: Asphalt Shingle	
Water Supply: Drilled Well		# FP: 1	FP Fuel: Wood, Other (See Remarks)

Exterior Finish: **Siding**
 Foundation: **Other (See Remarks)**
 Basement Desc: **Part**
 Floor Covering: **Laminate**
 Appliances Incl: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer**
 Feat/Equip Incl: **Drapery Tracks, Furnished, Storage Shed, Other (See Remarks)**
 Site Influences: **BoatHouse, Deck, Hydro, Lakefront, Lakeview, Other (See Remarks), Recreational, Waterfront**
 Neigh Influences: **Golf Nearby, Recreation Nearby, Shopping Nearby, Water Nearby**
 Exclusions: **All personal items.**
 Rental Equip: **N/A**
 Restrictions: **Right Of Way**
 Assistive Feat:

Sewer: **Septic Installed**
 Construction:
 Basement Dev: **Unfinished**
 Fire Retrofit:

Room Information

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
Living/Dining	Main	13'7" x 25'	Kitchen	Main	13'6" x 7'	Master Bedrm	Main	10'4" x 13'7"
Bedroom	Main	9'7" x 13'3"	Bedroom	Main	13'2" x 10'	Bath 4-Piece	Main	

Other Property Information

Assoc/POTL Fee: **\$200**
 Fee Freq: **Annual**
 Taxes/Yr: **\$3,276.00/2016**
 Assmt/Yr:
 Survey/Yr:

Office Information

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

Conditional/Sold/Other Information

FD:
 DOM: **2**
 SRD:
 PR:
 SD:
 CD:
 SP: