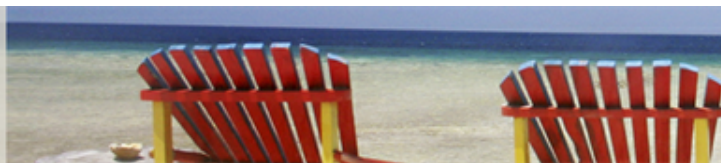




**SCOTT BURNS**  
 Broker Of Record  
 RIDEAU REALTY LIMITED, Brokerage  
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 http://www.rideaurealty.ca



**2018-08-28**

**49 BARMEY POINT ROAD, Elgin K0G 1E0**

**ML#: 1110179**

**Price Change**



**Status:** Active  
**Dist/Neigh:** 817- Rideau Lakes (S Crosby) Twp  
**Municipality:** Rideau Lakes Twp  
**Neigh Name:** Sand Lake  
**Lot Size:** 380' x 130'  
**Zoning:**  
**Zoning Desc:** Single Family  
**Legal Desc:** PT LT 6 CON 6 SOUTH CROSBY PT 4 & 5, 28R3411 S/T & T/W LR302596; RIDEAU LAKES

**List Price:** \$499,000  
**Sub Type:** Residential  
**Fronting:** Southwest  
**# Acres:** 0.400  
**IrregLsSqFt:**  
**Seasonal:**

**Directions/Remarks**

**Directions:** From Hwy 15, turn onto Jones Falls Rd, left onto Barney Point Rd...or from Hwy 15 at Elgin, turn onto Davis Lock Rd, left onto Bush Rd, right onto Sand Lake Rd & when you reach Jones Falls Rd, cross it onto Barney Point Rd & follow to pin #49.

**Public Remarks:** What a wonderful point of land with 380' of waterfront on Sand Lake on the Rideau System. There is a 4 season home / cottage with 4 bedrooms, 2 bathrooms, a fantastic sunroom, an attached 2 car garage, 2 docks, a swim raft and a generator back up system (2013). Waterfront views from almost every room is one of the benefits of this lot. It is an open concept kitchen, dining and living area. The living room has a wood burning fireplace with beautiful stone work and a soaring vaulted ceiling. There is also a 3pc bath, laundry area and a propane stove for additional warmth on the main level. The second floor has a loft area that overlooks the living room below, a master bedroom with 4pc ensuite bath & 3 more generous size bedrooms. Lovely stone paths, great deck / outdoor entertaining space and all virtually on a level lot. Enjoy Sand Lake and all the Rideau System has to offer. Book your private viewing now.

**Property Information**

<b>Style:</b>	Detached	<b>Type:</b>	2 Storey	<b>Total Beds:</b>	4	<b>Total Baths:</b>	2
<b>Builder:</b>		<b>Model:</b>		<b>Beds AG:</b>	4	<b>FB/PR Bths:</b>	2/0
<b>Year Built:</b>	1984/Approx	<b>#Gar:</b>	2	<b>Beds BG:</b>	0	<b>Ensuites:</b>	1
<b>Parking Desc:</b>	2 Garage Attached, Gravel			<b>#Cover:</b>	2	<b>Total Park:</b>	6
<b>Heat Desc:</b>	Baseboard			<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>	2	<b>FP Fuel:</b>	Gas, Wood
<b>Exterior Finish:</b>	Wood			<b>Sewer:</b>	Other (See Remarks)		
<b>Foundation:</b>	Slab			<b>Construction:</b>			
<b>Basement Desc:</b>	Slab			<b>Basement Dev:</b>	None (No Basement)		
<b>Floor Covering:</b>	Carpet W/W & Mixed, Vinyl			<b>Fire Retrofit:</b>			
<b>Appliances Incl:</b>	Dishwasher, Refrigerator, Stove						
<b>Site Influences:</b>	Hydro, Lakefront, Lakeview, Waterfront						
<b>Neigh Influences:</b>	Recreation Nearby, Water Nearby						
<b>Rental Equip:</b>	Propane Tanks						

**Room Information**

<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>
KITCH	Main	15'4" x 16'4"	DINRM	Main	10'8" x 14'6"	LIVRM	Main	14'6" x 14'8"	BATH3	Main	
LAUND	Main	11'10" x 17	SOLAR	Main	13'6" x 14'6"	MBED	2nd	13'10" x 13'10"	ENS4PC	2nd	
BEDRM	2nd	11 x 11'4"	BEDRM	2nd	8'10" x 15'8"	BEDRM	2nd	13'6" x 15'4"	LOFT	2nd	11 x 16

**Other Property Information**

**Assoc/POTL Fee:** \$200  
**Fee Freq:** Annual  
**Multimedia URL:** <https://youtu.be/uhAzFG86AjQ>

**Taxes/Yr:** \$3,976.00/2018  
**Assmt/Yr:**  
**Survey/Yr:**

**Office Information**

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

**Conditional/Sold/Other Information**

**FD:**  
**DOM:** 101  
**SRD:**

**PR:**  
**SD:**

**CD:**  
**SP:**