



KEN BURNS
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2018-06-04

65 O2 ROAD, Otter Lake K0G 1V0

ML#: 1111831

New Listing!



Status: **Active**
 Dist/Neigh: **820- Rideau Lakes (S Elmsley) Twp**
 Municipality: **Rideau Lakes Twp**
 Neigh Name: **Otter Lake**
 Lot Size: **181.99' x 333' Irregular**
 Zoning: **Seasonal**
 Zoning Desc: **Owner**
 Occupancy: **Owner**
 Legal Desc: **LT 29-31 PL 207; PT 20 FT STREET OR ROW PL 207; PT LT 25 CON 2 SOUTH ELMSLEY PT 1, 2 28R10631, PT 1, 2 28R12010; S/T AND T/W LR343243 EXCEPT THE EASEMENT THEREIN RE: PT 60 28R9042; S/T LR268851**

List Price: **\$267,500**
 Sub Type: **Residential**
 Fronting: **West**
 # Acres: **1.260**
 SqFt:
 Seasonal: **Yes**

Directions/Remarks

Directions: **From Highway 15 near Lombardy take Otter Lake Rd to O2 and follow to #65**

Public Remarks: **Affordable cottage on oversized lot with 181 feet elevated shoreline and 1.26 acre. Cottage is on level land with lots of room to expand or build a garage with plenty of parking. Cottage has two bedrooms and 3 piece bath and septic. There is a newer deck with lake views.**

Property Information

Style: Detached	Type: Bungalow	Total Beds: 2	Total Baths: 1
Builder:	Model:	Beds AG: 2	FB/PR Bths: 1/0
Year Built: Unknown	#Gar: 0	Beds BG: 0	Ensuites: 0
Parking Desc: Visitor Parking, None		#Cover: 0	Total Park: 4
Heat Desc: Baseboard		Heat Fuel: Electricity	
Air Conditioning: None		Roof: Asphalt Shingle	
Water Supply: Lake Intake		# FP: FP Fuel:	
Exterior Finish: Wood		Sewer: Septic Installed	
Foundation: Block		Construction:	
Basement Desc: None		Basement Dev: None (No Basement)	
Floor Covering: Carpet Over Softwood		Fire Retrofit:	
Appliances Incl: Microwave, Refrigerator, Stove			
Feat/Equip Incl: Storage Shed			
Site Influences: Deck, Flat Site, Lakefront, Lakeview, Waterfront			
Neigh Influences: Recreation Nearby, Shopping Nearby			
Exclusions: All furniture included			
Rental Equip: None.			
Restrictions: Easement, Right Of Way			
Assistive Feat:			

Room Information

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
Living Rm	Main	13'5" x 13'7"	Dining Rm	Main	9'5" x 8'10"	Kitchen	Main	7'9" x 7'4"
Bedroom	Main	9'5" x 8'4"	Bedroom	Main	7'3" x 9'4"			

Other Property Information

Assoc/POTL Fee: **\$65** Taxes/Yr: **\$2,508.00/2017** Survey/Yr:

Fee Freq: **Annual** Assmt/Yr:

Office Information

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

Conditional/Sold/Other Information

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