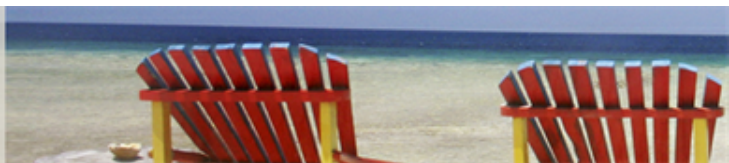


SCOTT BURNS
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30 R12 ROAD, Lombardy K0G 1L0

ML#: **1117771**



Status: **Active**
 Dist/Neigh: **820- Rideau Lakes (S Elmsley) Twp**
 Municipality: **Big Rideau Lake**
 Neigh Name: **Big Rideau Lake**
 Lot Size: **97' x 398' Irregular**
 Zoning: **Residential**
 Zoning Desc: **Owner**
 Occupancy: **Owner**
 Legal Desc: **Pt Lt 33 Pl 295; Pt Lt 26 Con 5 South Elmsley as in LR 189437; T/W LR189437; Rideau Lakes**

List Price: **\$549,000**
 Sub Type: **Residential**
 Fronting: **North**
 # Acres:
 SqFt:
 Seasonal:

Directions/Remarks

Directions: **From County Road 1 (Rideau Ferry Road), turn onto Old Kingston Road then turn right onto R12 and follow to pin #30.**

Public Remarks: **What a perfectly unique 4 season waterfront home / cottage on Big Rideau Lake. This 2 bed, 1 bath home sits on an ICF foundation with a full unfinished walkout basement with so many possibilities for a large Rec room, extra bedrooms etc. Gorgeous hardwood floors on most of the main floor, main floor master bedroom, upstairs there is a second bedroom and an open sitting room and office area that could easily be made into another bedroom if needed. Very large 30x40 detached garage with a full second floor for storage. Huge gently sloping front lawn headed down to the waterfront where there is a 10x10 covered gazebo, storage shed with outhouse and a 10x20 covered boat port. You also have your own boat launch area. Good clean rocky shoreline for excellent swimming. So many fantastic things going for this property with endless possibilities. Use as your primary residence or simply a cottage for family and friends to enjoy. Fun on Big Rideau Lake awaits!**

Property Information

Style:	Detached	Type:	1 1/2 Storey	Total Beds:	2	Total Baths:	1
Builder:		Model:		Beds AG:	2	FB/PR Bths:	1/0
Year Built:	1919/Approx	#Gar:	2	Beds BG:	0	Ensuites:	0
Parking Desc:	2 Garage Detached			#Cover:	2	Total Park:	4
Heat Desc:	Baseboard, Wood Plus			Heat Fuel:	Electricity, Wood		
Air Conditioning:	None			Roof:	Asphalt Shingle		
Water Supply:	Drilled Well			# FP:		FP Fuel:	
Exterior Finish:	Vinyl			Sewer:	Septic Installed		
Foundation:	Poured Concrete, Other (See Remarks)			Construction:			
Basement Desc:	Full			Basement Dev:	Unfinished		
Floor Covering:	Hardwood, Tile			Fire Retrofit:			
Appliances Incl:							
Feat/Equip Incl:							
Site Influences:	Lakefront, Park Setting, Waterfront						
Neigh Influences:	Golf Nearby, Recreation Nearby, Shopping Nearby, Water Nearby						
Exclusions:							
Rental Equip:	None						
Restrictions:							
Assistive Feat:							

Room Information

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
Living Rm	Main	14 x 17'6"	Dining Rm	Main	9 x 14'6"	Kitchen	Main	9'6" x 18'6"
Family Rm	Main	9 x 23	Bath 4-Piece	Main		Foyer	Main	5'4" x 13
Laundry Rm	Main	5'4" x 13'4"	Master Bedrm	Main	8'2" x 15	Bedroom	2nd	9'6" x 16'8"
Den/Office	2nd	9 x 13'6"	Sitting Rm	2nd	13'6" x 16	Workshop	Bsmt	16'6" x 26
Storage Rm	Bsmt	9 x 32'4"	Utility Rm	Bsmt	9'4" x 32'4"			

Other Property Information

Assoc/POTL Fee: **\$200**
 Fee Freq: **Annual**
 Taxes/Yr: **\$4,850.00/2017**
 Assmt/Yr:
 Survey/Yr:

Office Information

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