



ZACH SHEA
 Sales Representative
 Ph: 613 331-2635
 zach@rideaurealty.ca
 http://www.rideaurealty.ca

2018-08-13

278D CEDAR SANDS ROAD, Lyndhurst K0E 1N0

ML#: 1122296

New Listing!



Status: **Active**
 Dist/Neigh: **817- Rideau Lakes (S Crosby) Twp**
 Municipality: **Lower Beverley Lake**
 Neigh Name: **Lower Beverley Lake**
 Lot Size: **101' x 0' Irregular**
 Zoning: **Recreational**
 Zoning Desc: **Recreational**
 Occupancy: **Owner**
 Legal Desc: **PT LT 4 CON 1 SOUTH CROSBY PT 28, R135 T/W LR311919; RIDEAU LAKES**

List Price: **\$247,500**
 Sub Type: **Residential**
 Fronting: **Southeast**
 # Acres: **1.018**
 SqFt:
 Seasonal:

Directions/Remarks

Directions: **From Lyndhurst turn onto Short Point Rd. – Follow to Cedar Sands Roadway – Stay left and follow to Pin# 278D**

Public Remarks: **Welcome to Lower Beverley Lake! This 3-bedroom, 1-bath, viceroy home sits on a well treed, private lot with 101 feet of waterfrontage. The cottage is open concept with new flooring and a newer metal roof. Property has both well and septic. There is also a storage shed that could easily be converted into a bunkie if needed. Call today to book your private viewing and check out the wonderful view of Lower Beverley for yourself!**

Property Information

Style: Detached	Type: Bungalow	Total Beds: 3	Total Baths: 1
Builder:	Model:	Beds AG: 3	FB/PR Bths: 1/0
Year Built: 1975/Approx	#Gar: 0	Beds BG: 0	Ensuites: 0
Parking Desc: Open		#Cover: 0	Total Park: 4
Heat Desc: Baseboard		Heat Fuel: Electricity	
Air Conditioning: None		Roof: Metal	
Water Supply: Drilled Well		# FP: FP Fuel:	
Exterior Finish: Wood		Sewer: Septic Installed	
Foundation: Other (See Remarks)		Construction:	
Basement Desc: None		Basement Dev: None (No Basement)	
Floor Covering: Carpet Over & Wood, Laminate		Fire Retrofit:	
Appliances Incl: Dryer, Refrigerator, Stove, Washer			
Feat/Equip Incl:			
Site Influences: Boat Access, Lakefront, Water Access, Waterfront			
Neigh Influences:			
Exclusions:			
Rental Equip: None.			
Restrictions:			
Assistive Feat:			

Room Information

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
Living Rm	Main	17'9" x 12'6"	Kitchen	Main	13'4" x 7'10"	Master Bedrm	Main	10'5" x 9'5"
Bedroom	Main	10' x 12'	Bedroom	Main	9'3" x 7'5"	Bath 3-Piece	Main	

Other Property Information

Assoc/POTL Fee: **\$125** Taxes/Yr: **\$2,073.00/2018** Survey/Yr:

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

Office Information

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

Conditional/Sold/Other Information

FD: PR: CD:
 DOM: **0** SD: SP:
 SRD: