



2019-04-08

122 MURRAY ROAD, Elgin K0G 1E0

ML#: 1146129

New Listing!



Status: Active
Dist/Neigh: 817- Rideau Lakes (S Crosby) Twp
Municipality: Opinicon Lake
Neigh Name: Opinicon Lake
Lot Size: 85' x 70'
Zoning: Seasonal
Zoning Desc: Seasonal
Legal Desc: PT LT 14 CON 8 SOUTH CROSBY PT 1, 28R5880; T/W LR188781; RIDEAU LAKES

List Price: \$199,000
Sub Type: Residential
Fronting: North
Acres:
IrreguSqFt:
Seasonal:

Directions/Remarks

Directions: From Hwy. 15 turn onto Davis Lock Rd. - Follow to Murray Rd - #122 on left.

Public Remarks: Welcome to 'The Four Corners Cottage' located on Opinicon Lake of the Rideau System. This cottage has been renovated to bring a slice of luxury to the lake! This split level cottage boasts a bedroom, bathroom, kitchen & living area upstairs, and an open space living area downstairs. Downstairs, double doors open onto a patio and walk right down to the dock and the lake. Situated in a quiet bay, this cottage provides some peace and quiet, whilst also being within quick reach of Davis Lock, Chaffey's Lock, the town of Elgin, and all that the Rideau system has to offer. Would make for an excellent starter cottage so call today to book your private viewing!

Property Information

Style:	Detached	Type:	Bungalow(1 Story)	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:	Open			#Cover:	0	Total Park:	3
Heat Desc:	Other (See Remarks)			Heat Fuel:	Other (See Remarks)		
Air Conditioning:	None			Roof:	Asphalt Shingle		
Water Supply:	Lake Intake			# FP:		FP Fuel:	
Exterior Finish:	Vinyl			Sewer:	Septic Installed		
Foundation:	Block			Construction:			
Basement Desc:	Full			Basement Dev:	Partly Finished		
Floor Covering:	Laminate			Fire Retrofit:			
Appliances Incl:	Refrigerator, Stove						
Site Influences:	Lakefront, Lakeview, Water Access, Waterfront						
Neigh Influences:	Water Nearby						
Rental Equip:	None.						
Restrictions:	Right Of Way						

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>
LIVRM	Main	15' x 9'8"	KITCH	Main	15' x 9'8"	MBED	Main	9' x 7'2"	BATH3	Main	
RECRM	Lower	15'6" x 11'8"									

Other Property Information

Assoc/POTL Fee: \$125
Fee Freq: Annual
Taxes/Yr: \$1,756.00/2017
Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

FD:
DOM: 3
SRD:
PR:
SD:
CD:
SP: