



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

2019-04-09

969C JONES FALLS ROAD, Elgin K0G 1E0

ML#: 1146395

New Listing!



Status: Active
Dist/Neigh: 817- Rideau Lakes (S Crosby) Twp
Municipality: Rideau Lakes Twp
Neigh Name: Sand Lake
Lot Size: 207' x 138'
Zoning:
Zoning Desc: Seasonal
Legal Desc: PT LT 6 CON 6 SOUTH CROSBY AS IN SC6728 AND SC6727 T/W SC6728; RIDEAU LAKES

List Price: \$250,000
Sub Type: Residential
Fronting: North
Acres:
SqFt:
Seasonal:

Directions/Remarks

Directions: From Hwy. 15 turn onto Jones Falls Rd. - Take a left onto 969 A-D (after 2nd bridge) - Follow to 969C

Public Remarks: Welcome to Sand Lake, part of the historic Rideau Waterway. This comfortable cottage is located just above the wonderful upper locks at Jones Falls. It is located in a quiet setting on the lower end of Sand Lake, about 40 minutes by car to Kingston. The 2-bedroom, 1-bath cottage comes fully furnished with an open layout and an awesome enclosed sun porch that gives a great view over the water. The cottage is about 30 feet from the lake, and has two docks. The ground is gently sloping from the cottage to the water and docks, making walking to the water very easy. 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, Gravel			#Cover:	0	Total Park:	6
Heat Desc:	Baseboard			Heat Fuel:	Electricity		
Air Conditioning:	None			Roof:	Asphalt Shingle		
Water Supply:	Lake Intake			# FP:		FP Fuel:	
Exterior Finish:	Vinyl			Sewer:	Septic Installed		
Foundation:	Other (See Remarks)			Construction:			
Basement Desc:	None			Basement Dev:	None (No Basement)		
Floor Covering:	Laminate			Fire Retrofit:			
Appliances Incl:	Refrigerator, Stove						
Feat/Equip Incl:	Furnished						
Site Influences:	Boat Access, Hydro, Lakefront, Waterfront						
Neigh Influences:	Water Nearby						
Rental Equip:	None						

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 9'4"	KITCH	Main	12' x 8'4"	BEDRM	Main	8' x 9'5"	BEDRM	Main	8' x 9'5"
BATH3	Main		PORCH	Main	15'5" x 10'						

Other Property Information

Assoc/POTL Fee: \$0
Fee Freq: N/A
Taxes/Yr: \$2,200.00/2018
Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

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