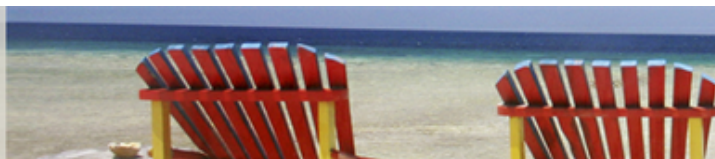




SCOTT BURNS
 Broker Of Record
 RIDEAU REALTY LIMITED, Brokerage
 scott@rideaurealty.ca
 http://www.rideaurealty.ca



30 RUDGERS ROAD, Elgin K0G 1E0

ML#: 1141162



Status: Active
Dist/Neigh: 817- Rideau Lakes (S Crosby) Twp
Municipality: Rideau Lakes Twp
Neigh Name: Opinicon Lake
Lot Size: 150' x 0'
Zoning:
Zoning Desc: Seasonal/Rec
Legal Desc: PT LT 13-14 CON 9 SOUTH CROSBY PT 1, 2R3063, PT 1, 2, 3, 2R5702, PT 1, 2R481 & AS IN LR180659 (SECONDLY); S/T LR184146; T/W LR180659 EXCEPT THE EASEMENT THEREIN RE: PT 1, 2R5156; RIDEAU LAKES

List Price: \$437,500
Sub Type: Residential
Fronting: South
Acres: 4.430
IrreguSqFt:
Seasonal: Yes

Directions/Remarks

Directions: From Highway 15 turn onto Jones Falls Rd, turn right onto Ritz Road, right on Brooks Point Rd, left onto Rudgers Rd and stay to the right to pin #30 (look for signage).

Public Remarks: "WELCOME TO THE LAKE"! Fantastic cottage on gorgeous Opinicon Lake on the historic Rideau System. There are certain properties that give off that feeling of calm, relaxation as well as great times with family and friends. This is one of those properties. With over 4+ acres, you can enjoy nature at its best with trails & incredible scenery / views of the lake. The open concept cottage features a wonderful kitchen & a large living area with a stunning unique propane fireplace. 3 good size bedrooms with a guest bath & a separate ensuite bath in the master. Interested in outdoor entertaining? How about well over 1200 sq/f of deck with glass railing plus an amazing fire pit area both with fantastic lake views. Stroll down the steps to a large permanent dock to go for a swim or hop in your boat & cruise the lake perhaps with a stop at the beautiful Opinicon Resort for dinner or an ice cream cone. Check out the video showcasing this great property!

Property Information

Style:	Detached	Type:	Bungalow(1 Story)	Total Beds:	3	Total Baths:	2
Builder:		Model:		Beds AG:	3	FB/PR Bths:	2/0
Year Built:	Unknown	#Gar:	0	Beds BG:	0	Ensuites:	1
Parking Desc:	Gravel			#Cover:	0	Total Park:	6
Heat Desc:	Baseboard, Other (See Remarks)			Heat Fuel:	Electricity, Propane		
Air Conditioning:	Window Unit			Roof:	Asphalt Shingle		
Water Supply:	Drilled Well			# FP:	1	FP Fuel:	Gas
Exterior Finish:	Siding			Sewer:	Septic Installed		
Foundation:	None			Construction:			
Basement Desc:	None			Basement Dev:	None (No Basement)		
Floor Covering:	Carpet W/W & Mixed, Laminate			Fire Retrofit:			
Appliances Incl:	Dryer, Microwave/Hood Fan, Stove, Washer, 2 Fridges						
Feat/Equip Incl:	Ceiling Fan, Smoke Detector, Storage Shed, Window Blinds						
Site Influences:	Acreage, Deck, Lakefront, Lakeview, Private Well, Sloping Lot, Waterfront						
Neigh Influences:	Highspeed Available, Recreation Nearby, Water Nearby						
Rental Equip:	None						
Restrictions:	Easement, 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	16 x 23	KITCH	Main	7 x 23	MBED	Main	10'6" x 16'6"	ENS3PC	Main	
BEDRM	Main	10'6" x 11	BEDRM	Main	6'4" x 10'6"	BATH4	Main				

Other Property Information

Assoc/POTL Fee: \$150
Fee Freq: Annual
Multimedia URL: <https://youtu.be/g4vYN0lCdcI>

Taxes/Yr: \$2,692.00/2018
Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage