



ZACH SHEA
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2019-03-17

830 THOMAS ROAD, Elgin K0G 1E0

ML#: 1143022

New Listing!



Status: Active
Dist/Neigh: 817- Rideau Lakes (S Crosby) Twp
Municipality:
Neigh Name: Whitefish Lake
Lot Size: 86 ' x 197 '
Zoning:
Zoning Desc: Recreational
Legal Desc: PT LT 1 CON 8 SOUTH CROSBY PT 18, R146; S/T & T/W LR337417; RIDEAU LAKES

List Price: **\$199,900**
Sub Type: Residential
Fronting: North
Acres:
IrreglSqFt:
Seasonal: Yes

Directions/Remarks

Directions: From Hwy. 15 turn onto Thomas Rd. - Follow to Pin #830

Public Remarks: Looking for an affordable property on the Rideau System? Well look no further! This 3 bedroom, 1 bath cottage is located on Whitefish Lake and has both a well and septic. From your 80-foot dock take a short boat trip to either Jones falls, Rock Dunder, or Seeley's Bay! This cottage would be a great for a fisherman or those looking to get on the Rideau System at an affordable price so call today to book your private showing!

Property Information

Style:	Detached	Type:	Bungalow(1 Story)	Total Beds:	3	Total Baths:	1
Builder:		Model:		Beds AG:	3	FB/PR Bths:	1/0
Year Built:	1980/Approx	#Gar:	0	Beds BG:	0	Ensuites:	0
Parking Desc:	Gravel			#Cover:	0	Total Park:	2
Heat Desc:	Wood Plus			Heat Fuel:	Wood		
Air Conditioning:	None			Roof:	Asphalt Shingle		
Water Supply:	Drilled Well			# 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, Vinyl			Fire Retrofit:			
Appliances Incl:	Refrigerator, Stove						
Site Influences:	Hydro, Lakefront, Waterfront						
Exclusions:	Personal Items						
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	14'9" x 17'	KITCH	Main	9' x 12'	MBED	Main	10'8" x 11'8"	BEDRM	Main	8'10" x 9'4"
BEDRM	Main	8'10" x 8'6"	BATH3	Main							

Other Property Information

Assoc/POTL Fee: \$175
Fee Freq: Annual
Taxes/Yr: \$1,699.00/2019
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: