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581 INDIAN LAKE ROAD, Elgin K0G 1E0

ML#: 1149123

New Listing!



Status: Active
Dist/Neigh: 817- Rideau Lakes (S Crosby) Twp
Municipality:
Neigh Name: Indian Lake
Lot Size: 151' x 200'
Zoning:
Zoning Desc: Recreational
Legal Desc: PT LT 21 CON 9 SOUTH CROSBY; PT RDAL BTN CON 8 AND CON 9 SOUTH CROSBY CLOSED BY LR103794, AS IN LR137966 (SCHEDULE A & C) EXCEPT EASEMENT THEREIN; RIDEAU LAKES

List Price: \$474,000
Sub Type: Residential
Fronting: East
Acres:
SqFt:
Seasonal:

Directions/Remarks

Directions: From Hwy. 15 turn onto Chaffeys Lock Rd - Right onto Indian Lake Rd - Follow to Pin #581

Public Remarks: Welcome to 581 Indian Lake Rd! This 4-season waterfront home/cottage gives amazing views of Indian Lake from almost every room. This house comes fully furnished and on the main level you will find a renovated kitchen (2018), living room, dining room, sunroom, bedroom, and 3-piece bath. On the walkout, lower level you have a renovated bedroom (2018), 3-piece bath, and master bedroom complete with an ensuite and a sauna. Outside you have 150 feet of quality shoreline and good depth off the end of the dock. Shingles are only 2 years old (2017). House is serviced by a septic system and lake water. This property is a must see so call today to book your private viewing!

Property Information

Style:	Detached	Type:	Bungalow(1 Story)	Total Beds:	3	Total Baths:	3
Builder:		Model:		Beds AG:	1	FB/PR Bths:	3/0
Year Built:	1982/Approx	#Gar:	0	Beds BG:	2	Ensuites:	1
Parking Desc:	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:	Wood			Sewer:	Septic Installed		
Foundation:	Poured Concrete			Construction:			
Basement Desc:	Full			Basement Dev:	Fully Finished		
Floor Covering:	Ceramic, Hardwood, Vinyl			Fire Retrofit:			
Appliances Incl:	Dishwasher, Dryer, Garburator, Microwave, Refrigerator, Stove, Washer						
Feat/Equip Incl:	Ceiling Fan, Furnished, Sauna, Storage Shed, Window Blinds						
Site Influences:	Boat Access, Lakefront, Walkout, Water Access, Waterfront						
Neigh Influences:	Golf Nearby, Recreation Nearby, Water Nearby						
Exclusions:	Personal Items						
Rental Equip:	None.						
Restrictions:	Right Of Way						

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LIVRM	Main	19' x 13'8"	DINRM	Main	15' x 13'6"	KITCH	Main	12' x 11'	BATH3	Main	
BEDRM	Main	13'7" x 9'4"	DEN	Main	13'6" x 9'7"	BEDRM	Lower	14'3" x 12'11"	BATH3	Lower	
MBED	Lower	19' x 13'3"	ENS3PC	Lower		UTIL	Lower	13'5" x 6'			

Other Property Information

Assoc/POTL Fee: \$0
Fee Freq: N/A
Taxes/Yr: \$3,400.00/2019
Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

FD:
DOM: 2
SRD:
PR:
SD:
CD:
SP: