

MARGARET THOMPSON
Salesperson
RIDEAU REALTY LIMITED, Brokerage
Cell: 613-812-8400 cell/text
<http://www.rideaulakes4sale.com>



2019-05-16

492 RAINBOW LANE A LANE, Maberly K0H 2B0

ML#: 1152012

New Listing!



Status: Active
Dist/Neigh: 904- Bathurst/Burgess & Sherbrooke (N Burgess) Twp
Municipality: Lanark
Neigh Name: Little Silver Lake
Lot Size: 180' x 0'
Zoning:
Zoning Desc: Residential on water
Legal Desc: LT 23 PL 29 SOUTH SHERBROOKE; TWP OF BATH BURG SHERB

List Price: \$398,000
Sub Type: Residential
Fronting: Southeast
Acres: 4.530
IrreguSqFt:
Seasonal:

Directions/Remarks

Directions: Off Cty Rd 36 between Westport & Maberly - 30 mins to Perth - 1 hr from Ottawa of Kingston

Public Remarks: "RELAX: to spend time resting or doing something enjoyable". A private, wooded, restful retreat with 4.5 acres and 180' of quality shoreline on quiet, clean Little Silver Lake. Enjoy the unspoiled views from this delightful, well maintained, 3 bdrm/1 bath, year round cottage or home that features: large lakeside windows, an open-concept living space, cathedral ceilings, 3 cheery bedrooms, and a covered verandah. The walk-out basement is partially finished to accommodate laundry, utilities, storage and a games room. Easy access to the dock and shoreline sitting area. Good swimming with a sandy beach entrance that gradually deepens (40' at the dive raft!). Little Silver is an ideal lake for canoeing, kayaking, pontoon cruises and small motorboats. Includes 5 appliances, most furnishings, a boat with 6.6 hp motor and 4 storage sheds. Move-in ready... and VERY VERY relaxing !!

Property Information

Style: Detached	Type: Bungalow(1 Story)	Total Beds: 4	Total Baths: 1
Builder: Viceroy	Model:	Beds AG: 3	FB/PR Bths: 1/0
Year Built: 1995/Approx	#Gar: 0	Beds BG: 1	Ensuites: 0
Parking Desc: Gravel, None		#Cover: 0	Total Park: 4
Heat Desc: Forced Air		Heat Fuel: Propane, Wood	
Air Conditioning: None		Roof: Asphalt Shingle	
Water Supply: Drilled Well, Lake Intake		# FP:	FP Fuel:
Exterior Finish: Wood Siding		Sewer: Septic Installed	
Foundation: Block		Construction:	
Basement Desc: Full		Basement Dev: Partly Finished	
Floor Covering: Carpet Wall To Wall, Ceramic, Laminate		Fire Retrofit:	
Appliances Incl: Dishwasher, Dryer, Freezer, Refrigerator, Stove, Washer			
Feat/Equip Incl: Ceiling Fan, Storage Shed, Wood Stove			
Site Influences: Lakefront, No Rear Neighbours, Sloping Lot, Treed Lot, Verandah, Walkout, Waterfront			
Exclusions: list to be provided with offers			
Rental Equip: NONE			

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LVDIN	Main	19 x 11.5	KITCH	Main	11.3 x 11.5	MBED	Main	11.3 x 9	BEDRM	Main	7.5 x 8.5
BEDRM	Main	7.3 x 9	BATH4	Main	4.1 x 7	GAMES	Bsmt	10 x 10	LAUND	Bsmt	
UTIL	Bsmt		STORE	Bsmt							

Other Property Information

Assoc/POTL Fee: \$15
Fee Freq: Annual
Multimedia URL: <http://www.rideaulakes4sale.com/Listing/VirtualTour.ashx?ListingID=313818948>

Taxes/Yr: \$3,214.00/2018
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: