



SCOTT BURNS
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2019-06-07

11 FRIENDSHIP LANE, Elgin K0G 1E0

ML#: 1155205

New Listing!



Status: Active
Dist/Neigh: 817- Rideau Lakes (S Crosby) Twp
Municipality: Rideau Lakes Twp
Neigh Name: Opinicon Lake
Lot Size: 390' x 0'
Zoning:
Zoning Desc: Seasonal
Legal Desc: PT LT 14 CON 9 SOUTH CROSBY AS IN LR33239 FIRSTLY; T/W LR33239 EXCEPT THE EASEMENT THEREIN RE: PT 1, 28R5156; RIDEAU LAKES

List Price: \$740,000
Sub Type: Residential
Fronting: South
Acres: 4.960
IrreguSqFt:
Seasonal: Yes

Directions/Remarks

Directions: From Highway 15 turn onto Jones Falls Road. Right onto Ritz Road. Right onto Brooks Point Road then right onto Friendship Lane. Look for the signs.

Public Remarks: What an incredible feel to this property with over 390' of waterfront on almost 5 acres on stunning Opinicon Lake on the Rideau System. Loads of privacy with mature trees surrounding the beautiful three season log cabin, the log bunkie at the waters edge & also includes a detached single car garage / workshop. At the water you will enjoy almost 70' of dock space so ample room for your water toys & enjoy swimming over to your own little island.....that's correct, your own small island!!! This property also includes a separately deeded adjacent waterfront lot (which is included in the 390' of shoreline / approx. 5 acres). The log cabin is rustic, spacious & gorgeous with 4 bedrooms & 1 bathroom & a massive stone wood burning fireplace in the living room. The guest log bunkie provides even more sleeping space. The Opinicon Resort is also only a few minutes away by boat. Be sure to check out the Multi Media link & view the video tour of this lovely property.

Property Information

Style:	Detached	Type:	1 1/2 Storey	Total Beds:	4	Total Baths:	1
Builder:		Model:		Beds AG:	4	FB/PR Bths:	1/0
Year Built:	Unknown	#Gar:	1	Beds BG:	0	Ensuites:	0
Parking Desc:	1 Garage Detached			#Cover:	1	Total Park:	10
Heat Desc:	Baseboard, Wood Plus			Heat Fuel:	Electricity, Wood		
Air Conditioning:	None			Roof:			
Water Supply:	Lake Intake			# FP:	3	FP Fuel:	Wood
Exterior Finish:	Log			Sewer:	Septic Installed		
Foundation:	Other (See Remarks)			Construction:			
Basement Desc:	None			Basement Dev:	None (No Basement)		
Floor Covering:	Softwood			Fire Retrofit:			
Appliances Incl:	Refrigerator, Stove						
Feat/Equip Incl:	Wood Stove						
Site Influences:	Acreeage, Deck, Lakefront, Private, Waterfront						
Neigh Influences:	Recreation Nearby, Water Nearby						
Rental Equip:	None						
Restrictions:	Easement						

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>
KITCH	Main	9'5" x 15	LVDIN	Main	15 x 25	FAMRM	Main	15'6" x 17	BEDRM	2nd	15'6" x 17
BEDRM	2nd	9'6" x 13	BEDRM	2nd	8'6" x 9'3"	BEDRM	2nd	9'10 x 11	BATH3	2nd	
OTHER	Main	8'3" x 17'4"	OTHER	Main	9'6" x 17'3"						

Other Property Information

Assoc/POTL Fee: \$150
Fee Freq: Annual
Multimedia URL: <https://youtu.be/A-B4HxDaAXE>

Taxes/Yr: \$4,546.00/2018
Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

FD:
DOM: 3
SRD:

PR:
SD:
CD:
SP: