



**SCOTT BURNS**  
 Broker Of Record  
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**2019-08-16**

**11 FRIENDSHIP LANE, Elgin K0G 1E0**

**ML#: 1165807**

**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:** \$595,000  
**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 cottage 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 cottage property.

**Property Information**

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

**PR:**  
**SD:**  
**CD:**  
**SP:**