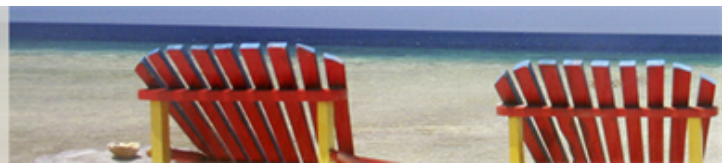




**SCOTT BURNS**  
 Broker Of Record  
 RIDEAU REALTY LIMITED, Brokerage  
 scott@rideaurealty.ca  
 http://www.rideaurealty.ca



**2439A OPINICON ROAD, Elgin K0G 1E0**

**ML#: 1191067**



**Status:** Active  
**Dist/Neigh:** 817- Rideau Lakes (S Crosby) Twp  
**Municipality:** Rideau Lakes Twp  
**Neigh Name:** Opinicon Lake  
**Lot Size:** 766' x 0'  
**Zoning:**  
**Zoning Desc:** Residential / Rural  
**Legal Desc:** See Realtor Remarks for complete Legal Description

**List Price:** \$645,000  
**Sub Type:** Residential  
**Fronting:** East  
**# Acres:** 11.250  
**IrreguSqFt:**  
**Seasonal:**

Directions/Remarks

**Directions:** From Highway 15 turn onto Chaffey's Lock Road. Follow over Chaffey's Lock and the road turns into Opinicon Road. Follow to pin number 2439A on the left.

**Public Remarks:** Be sure to click the MULTI MEDIA LINK for a video tour! Welcome to "Sun On The Brow" cottages on Opinicon Lake! Very unique opportunity for either a family compound or continue on with well established cottage rentals for some additional income. This property includes a 4 season 2 bedroom, 2 bath home with pine floors, beautiful propane fireplace in the living room, ensuite bath & a separate office area...THREE fully furnished 2 bedroom, 1 bath, 3 season cottages (each approx. 500 sq/f) each with an outdoor shower. There is a large boat house with a common living area / games room above which makes for an exceptional gathering area for family/friends/guests. All this sits on a gorgeous 1.2 acre point of land with over 760' of waterfront with an additional 10+ acres to explore in behind the property. Enjoy the incredible views, multiple docking slips & swimming area with swim raft. Only a short drive to the Opinicon Resort or take your boat instead. Come check out all it has to offer!

Property Information

<b>Style:</b>	Detached	<b>Type:</b>	Bungalow(1 Story)	<b>Total Beds:</b>	2	<b>Total Baths:</b>	2
<b>Builder:</b>		<b>Model:</b>		<b>Beds AG:</b>	2	<b>FB/PR Bths:</b>	2/0
<b>Year Built:</b>	Unknown	<b>#Gar:</b>	1	<b>Beds BG:</b>	0	<b>Ensuites:</b>	1
<b>Parking Desc:</b>	Open, Gravel			<b>#Cover:</b>	1	<b>Total Park:</b>	10
<b>Heat Desc:</b>	Baseboard			<b>Heat Fuel:</b>	Electricity, Propane		
<b>Air Conditioning:</b>	None			<b>Roof:</b>	Asphalt Shingle		
<b>Water Supply:</b>	Drilled Well			<b># FP:</b>		<b>FP Fuel:</b>	
<b>Exterior Finish:</b>	Siding			<b>Sewer:</b>	Septic Installed		
<b>Foundation:</b>	Block			<b>Construction:</b>			
<b>Basement Desc:</b>	Crawl			<b>Basement Dev:</b>	Unfinished		
<b>Floor Covering:</b>	Softwood			<b>Fire Retrofit:</b>			
<b>Site Influences:</b>	Acreage, BoatHouse, Deck, Lakefront, Private, Waterfront						
<b>Neigh Influences:</b>	Paved Road, Recreation Nearby, Shopping Nearby, Water Nearby						
<b>Rental Equip:</b>	None						
<b>Restrictions:</b>	Right Of Way						

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
KITCH	Main	11'2" x 11'4"	LVDIN	Main	19'9" x 23'8"	BATH3	Main		MBED	Main	11'4" x 13'6"
ENS4PC	Main		BEDRM	Main	11 x 11'3"	DEN	Main	11'2" x 11'3"	FOYER	Main	9'5" x 15'4"

Other Property Information

**Assoc/POTL Fee:** \$0  
**Fee Freq:** N/A  
**Multimedia URL:** <https://youtu.be/-tt3-YSm4F4>

**Taxes/Yr:** \$6,654.00/2020  
**Assmt/Yr:**  
**Survey/Yr:**

Office Information

**List Office #1:** RIDEAU REALTY LIMITED, Brokerage