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1759 OPINICON ROAD, Chaffey's Locks K0G 1E0

ML#: 1207577

New Listing!



Status: Active
Dist/Neigh: 817- Rideau Lakes (S Crosby) Twp
Municipality:
Neigh Name: Chaffey's Lock
Lot Size: 74 ' x 200 '
Zoning:
Zoning Desc: Residential
Legal Desc: CON 9 PT LOT 17

List Price: \$159,000
Sub Type: Residential
Fronting: East
Acres:
IrreguSqFt:
Seasonal:

Directions/Remarks

Directions: From Highway 15 turn onto Chaffey's Lock Road and follow over the locks, pin 1759 is on the left just after the locks.

Public Remarks: Historic Chaffey's Lock cottage for sale! The iconic 'Fernbrae' cottage was originally built around 1900 and with a history as private home, guesthouse and later as part of the Opinicon Resort, it offers a large kitchen, separate dining and living rooms, field stone fireplace with wood insert, and views of the bywash and lock system. Families will enjoy the four large bedrooms and two full bathrooms, and a brick patio overlooking the bywash. New shingles in 2017 and many new double & triple glazed windows in 2020. The walking bridge at the base of the lawn leads to the locks, the local store, marina, Cataragui recreation trail, multiple boat launches and the beautifully restored Opinicon Resort....all only minutes away. Surrounded by Lakes Opinicon, Indian, Sand and many others, swimming, fishing, boating, kayaking and canoeing are a way of life here in this great community. This property is on Leased Land through Parks Canada with the annual lease being \$1080.

Property Information

Style:	Detached	Type:	2 Storey	Total Beds:	4	Total Baths:	2
Builder:		Model:		Beds AG:	4	FB/PR Bths:	2/0
Year Built:	Unknown	#Gar:	0	Beds BG:	0	Ensuites:	0
Parking Desc:	Gravel			#Cover:	0	Total Park:	4
Heat Desc:	Wood Plus			Heat Fuel:	Wood		
Air Conditioning:	Wall Unit			Roof:		FP Fuel:	
Water Supply:	Lake Intake			# FP:			
Exterior Finish:	Stone, Wood Siding			Sewer:	Septic Installed		
Foundation:	Stone			Construction:			
Basement Desc:	Cellar			Basement Dev:	Unfinished		
Floor Covering:	Mixed			Fire Retrofit:	No		
Appliances Incl:	Built/In Oven, Dishwasher, Refrigerator						
Site Influences:	Hydro						
Neigh Influences:	Golf Nearby, Highspeed Available, Recreation Nearby, Water Nearby						
Rental Equip:	None						

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>
LIVRM	Main	9'8" x 17	DINRM	Main	11'4" x 17	KITCH	Main	9'8" x 16'7"	BATH3	Main	
BEDRM	Main	8'6" x 13'8"	MBED	2nd	10'10" x 16'8"	BEDRM	2nd	8'6" x 13'7"	BEDRM	2nd	11'6" x 17'4"
BATH4	2nd										

Other Property Information

Assoc/POTL Fee: \$0
Fee Freq: N/A
Taxes/Yr: \$1,238.00/2020
Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

FD:
DOM: 1
SRD:
PR:
SD:
CD:
SP: