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09-Sep-2020

522 TROY LAKE ROAD, Elgin K0G 1E0

ML#: 1208884

New Listing!



Status: Active
Dist/Neigh: 817- Rideau Lakes (S Crosby) Twp
Municipality: Rideau Lakes Twp
Neigh Name: Troy Lake
Lot Size: 93' x 208'
Zoning:
Zoning Desc: Seasonal Residential
Legal Desc: PT LT 4 CON 9 SOUTH CROSBY PT 1, 2 & 328R10452, S/T & T/W LR362432; RIDEAU LAKES

List Price: \$359,900
Sub Type: Residential
Fronting: Southeast
Acres:
SqFt:
Seasonal: Yes

Directions/Remarks

Directions: Hwy 15 to Jones Falls Rd - To Troy Lake Rd - to property #522

Public Remarks: Charming & Pristine! Completely furnished 2-bedroom cottage on peaceful, spring-fed Troy Lake. Hardwood floors & pine walls, cozy Jotul woodstove, spacious screened room, front and side decking and 2 storage sheds. Clean, level, rocky shoreline with excellent swimming. Approximately 6' deep at the end of the dock. Enjoy fishing, boating, sailing, tubing, kayaking, ... or just kick back and marvel at the amazing views! Includes 12' aluminum boat with 9.9hp motor. Many newer updates: septic/2017, UV water system & jet pump, water heater, some windows & doors, etc. Year-round road access - only 45 minutes from Kingston, 90 minutes from Ottawa - and less than 3 miles from Jones Falls Locks on the Rideau Canal Waterway. Conveyance of offers will be delayed until 11:00 am Monday Sept. 21, 2020 and all offers must be registered no later than 8:00am on Monday Sept. 21, 2020.

Property Information

Style: Detached	Type: Bungalow(1 Story)	Total Beds: 2	Total Baths: 1
Builder:	Model:	Beds AG: 2	FB/PR Bths: 1/0
Year Built: 1990/Approx	#Gar: 0	Beds BG: 0	Ensuites: 0
Parking Desc: Gravel		#Cover: 0	Total Park: 4
Heat Desc: Baseboard, Wood Plus		Heat Fuel: Electricity, Wood	
Air Conditioning: None		Roof: Asphalt Shingle	
Water Supply: Lake Intake		# FP:	FP Fuel:
Exterior Finish: Siding		Sewer: Septic Installed	
Foundation: Other (See Remarks)		Construction:	
Basement Desc: None		Basement Dev: None (No Basement)	
Floor Covering: Carpet Over & Wood, Hardwood		Fire Retrofit: N/A	
Appliances Incl: Refrigerator, Stove			
Feat/Equip Incl: Bar-B-Que, Furnished, Hot Water Tank, Satellite Dish, Storage Shed, Water Treatment, Window Blinds, Wood Stove			
Site Influences: Deck, Family Oriented, Flat Site, Hydro, Lakefront, No Rear Neighbours, Treed Lot, Waterfront			
Neigh Influences: Recreation Nearby			
Exclusions: Some personal items & artwork; 2 wicker chairs on front deck; Planter Bench on deck by side door			
Rental Equip: NONE			
Restrictions: Other (See Remarks)			

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	10 x 23	KITCH	Main	10 x 18	EATNG	Main		MBED	Main	8.6 x 10
BEDRM	Main	8.6 x 8	BATH4	Main		PORCH	Main	12 x 14			

Other Property Information

Assoc/POTL Fee: \$150
Fee Freq: Annual
Taxes/Yr: \$2,557.00/2020
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: