



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



10-Sep-2020

73 DEUCES LANE, Lombardy K0G 1E0

ML#: 1209506

New Listing!



Status: Active
Dist/Neigh: 818- Rideau Lakes (Bastard) Twp
Municipality: Otter Lake
Neigh Name: 100 ' x 205 '
Lot Size: 100 ' x 205 '
Zoning: Seasonal
Zoning Desc: Seasonal
Legal Desc: PT LT 3 CON 1 BASTARD PT 1 28R4141 S/T INTEREST IN LR237892; RIDEAU LAKES

List Price: \$499,000
Sub Type: Residential
Fronting: South
Acres:
IrreguSqFt:
Seasonal:

Directions/Remarks

Directions: From Highway 15 turn onto Deuces Lane and follow to Pin # 73.

Public Remarks: Nice 3 season cottage on desired spring fed Otter Lake with just over 100' of clean, crystal clear waterfront. Excellent swimming and good depth off the end of the dock. This cottage sits on a level lot with nice privacy and easy access off Highway 15 on a year round maintained road. Beautiful views of the lake from the kitchen, living room and master bedroom. 3 nice sized bedrooms and 1 bathroom, patio doors off the kitchen lead out to a nice size deck for family gatherings, bbq's etc all over looking the lake. The gradual entry waterfront makes it ideal for all ages to enjoy and the crazy clear water makes it your own personal oasis. Book your personal viewing today.

Property Information

Style: Detached	Type: Bungalow(1 Story)	Total Beds: 3	Total Baths: 1
Builder: Unknown	Model: 0	Beds AG: 3	FB/PR Bths: 1/0
Year Built: Unknown	#Gar: 0	Beds BG: 0	Ensuites: 0
Parking Desc: Gravel		#Cover: 0	Total Park: 3
Heat Desc: Wood Plus		Heat Fuel: Wood	
Air Conditioning: None		Roof: Asphalt Shingle	
Water Supply: Lake Intake		# FP: 1	FP Fuel: Wood
Exterior Finish: Vinyl		Sewer: Other (See Remarks)	
Foundation: Other (See Remarks)		Construction: None (No Basement)	
Basement Desc: None		Basement Dev: N/A	
Floor Covering: Carpet Over & Wood		Fire Retrofit: N/A	
Appliances Incl: Refrigerator, Stove			
Site Influences: Flat Site, Hydro, Lakefront, Lakeview, Treed Lot, Waterfront			
Neigh Influences: Golf Nearby, Recreation Nearby, Water Nearby			
Rental Equip: None			

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
KITCH	Main	14'2" x 17'4"	LIVRM	Main	10'8" x 28'	FOYER	Main	8'10" x 8'8"	MBED	Main	9 x 17'6"
BEDRM	Main	8'10" x 13'8"	BEDRM	Main	8'2 x 8'8"	BATH3	Main				

Other Property Information

Assoc/POTL Fee: \$150
Fee Freq: Annual
Taxes/Yr: \$2,424.00/2019
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: