



**SCOTT BURNS**  
 Broker Of Record  
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**13-Oct-2020**

**26 RAILROAD STREET, Delta K0E 1G0**

**ML#: 1214709**



**Status:** Active  
**Dist/Neigh:** 818- Rideau Lakes (Bastard) Twp  
**Municipality:** Lower Beverley Lake  
**Neigh Name:** 54 ' x 136 '  
**Lot Size:** 54 ' x 136 '  
**Zoning:** Seasonal  
**Zoning Desc:** Seasonal  
**Legal Desc:** PT LT 25 CON 10 BASTARD PT 6 & 15 R60; S/T LR357490; RIDEAU LAKES

**List Price:** \$349,000  
**Sub Type:** Residential  
**Fronting:** Southwest  
**# Acres:**  
**SqFt:**  
**Seasonal:**

**Directions/Remarks**

**Directions:** Country Road 42 to the village of Delta then turn onto William St., then left onto Railroad St and follow to PIN#26.

**Public Remarks:** Welcome to 26 Railroad St. on LOWER BEVERLEY LAKE. This cozy 2 bedroom, 1 bathroom cottage comes mostly furnished and is turn key.....drop your bags and head for the dock, picture perfect sandy bottom shoreline for a swim or enjoy the large 12x26 deck or the stone patio with fire pit facing the lake for incredible sunset views. Good size shed with concrete floor and hydro makes for great storage. Very easy access off paved Township road only 1 min away from the village of Delta. Affordable waterfront with excellent swimming, boating and fantastic sunsets awaits.

**Property Information**

<b>Style:</b>	Detached	<b>Type:</b>	Bungalow(1 Story)	<b>Total Beds:</b>	2	<b>Total Baths:</b>	1
<b>Builder:</b>		<b>Model:</b>		<b>Beds AG:</b>	2	<b>FB/PR Bths:</b>	1/0
<b>Year Built:</b>	Unknown	<b>#Gar:</b>	0	<b>Beds BG:</b>	0	<b>Ensuites:</b>	0
<b>Parking Desc:</b>	Gravel			<b>#Cover:</b>	0	<b>Total Park:</b>	4
<b>Heat Desc:</b>	Baseboard			<b>Heat Fuel:</b>	Electricity		
<b>Air Conditioning:</b>	None			<b>Roof:</b>	Metal		
<b>Water Supply:</b>	Lake Intake			<b># FP:</b>		<b>FP Fuel:</b>	
<b>Exterior Finish:</b>	Vinyl			<b>Sewer:</b>	Other (See Remarks)		
<b>Foundation:</b>	Block			<b>Construction:</b>			
<b>Basement Desc:</b>	Crawl			<b>Basement Dev:</b>	None (No Basement)		
<b>Floor Covering:</b>	Laminate			<b>Fire Retrofit:</b>	No		
<b>Appliances Incl:</b>	Refrigerator, Stove						
<b>Site Influences:</b>	Deck, Hydro, Lakefront, Lakeview, Partially Landscaped, Waterfront						
<b>Neigh Influences:</b>	Recreation Nearby, Water Nearby						
<b>Exclusions:</b>	Personal Items, Wall Hangings						
<b>Rental Equip:</b>	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>
KITCH	Main	6'6" x 10'8"	LIVRM	Main	12'8" x 15'2"	BEDRM	Main	9'5" x 11'4"	BEDRM	Main	9'5" x 10
BATH3	Main										

**Other Property Information**

**Assoc/POTL Fee:** \$0  
**Fee Freq:** N/A  
**Taxes/Yr:** \$2,167.00/2020  
**Assmt/Yr:**  
**Survey/Yr:**

**Office Information**

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