



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



486 MINERS POINT ROAD, Perth K7H 3C6

ML#: 1213419



Status: Active
Dist/Neigh: 904- Bathurst/Burgess & Sherbrooke (N Burgess) Twp
Municipality: Tay Valley
Neigh Name: Big Rideau Lake
Lot Size: 250' x 0'
Zoning:
Zoning Desc: Seasonal
Legal Desc: PT LT 16 CON 3 NORTH BURGESS AS IN RS49242; S/T & T/W RS49242; BATH-BURG-SHERB

List Price: \$529,500
Sub Type: Residential
Fronting: West
Acres: 1.370
SqFt:
Seasonal:

Directions/Remarks

Directions: From Narrows Lock Road turn onto Miner's Point Rd and follow to Pin #486.

Public Remarks: Get away from it all at this private sanctuary-like nature haven. The property sits at the head of serene Bass Bay off of the north shore of Big Rideau Lake with approx. 1.37 acres & 250 feet of shoreline. Lovely three season, 3 bed, 1 bath cottage with year round access. Enjoy the amazing views of the fantastic varying sunrises & how the sunsets illuminate the bay & tree lines. The lot features open, level areas for campfire, play & parking with natural rocky land formations, well treed & includes a woodland path to the upper open & level precipice behind cottage. The open concept living room, dining, kitchen & master bedroom all enjoy views of the lake. Two other generous bedrooms, 3pc bath & separate laundry round out the space. Also enjoy the front deck, screened porch, & separate deck for barbecuing & entertaining. Viewings By Appointment Only (please no driving down the laneway or exploring the property without an appointment). Cottage life on the Big Rideau awaits!

Property Information

Style: Detached	Type: Bungalow(1 Story)	Total Beds: 3	Total Baths: 1
Builder:	Model:	Beds AG: 3	FB/PR Bths: 1/0
Year Built: 1968/Approx	#Gar: 0	Beds BG: 0	Ensuites: 0
Parking Desc: Gravel		#Cover: 0	Total Park: 3
Heat Desc: Baseboard, Wood Plus		Heat Fuel: Electricity, Wood	
Air Conditioning: Window Unit		Roof: Asphalt Shingle	
Water Supply: Lake Intake		# FP: 1	FP Fuel: Wood
Exterior Finish: Wood		Sewer: Other (See Remarks)	
Foundation: None		Construction:	
Basement Desc: None		Basement Dev: None (No Basement)	
Floor Covering: Softwood		Fire Retrofit: N/A	
Appliances Incl: Dryer, Refrigerator, Stove, Washer			
Site Influences: Acreage, Deck, Hydro, Lakefront, Recreational, Waterfront, Wooded Area			
Neigh Influences: Recreation Nearby, Water Nearby			
Exclusions: Canoe, Tin Boat, Cedar Chest			
Rental Equip: None			
Restrictions: Right Of Way			

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LIVRM	Main	13 x 22	KITCH	Main	14 x 15	MBED	Main	12 x 13'9"	BEDRM	Main	9'6" x 10
BEDRM	Main	7'8" x 12	BATH3	Main		PORCH	Main				

Other Property Information

Assoc/POTL Fee: \$150
Fee Freq: Annual
Taxes/Yr: \$2,497.00/2020
Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage