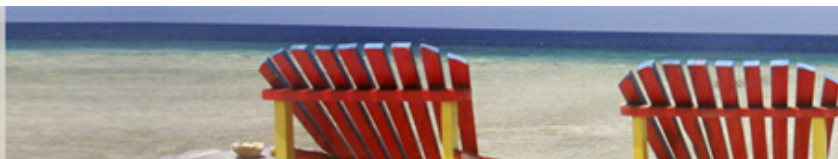




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11-Jun-2021

16 LITTLE LAKE ROAD, Elgin K0G 1E0

ML#: 1246494

New Listing!



Status: Active
Dist/Neigh: 817- Rideau Lakes (S Crosby) Twp
Municipality: Rideau Lakes Twp
Neigh Name: Chaffey's Lock
Lot Size: 864 ' x 0 '
Zoning:
Zoning Desc: Residential
Legal Desc: PT LT 19 CON 4 SOUTH CROSBY PT 6, 28R4463; RIDEAU LAKES

List Price: \$599,000
Sub Type: Residential
Fronting: Southwest
Acres: 4.970
IrreguSqFt:
Seasonal:

Directions/Remarks

Directions: From Highway 15, Turn onto Chaffeys Lock Road, travel approx 1.5 km to Little Lake Road, turn left. Property is first one on the right. Property fronts on both Chaffeys Lock Road and Little Lake Road.

Public Remarks: Looking for a brand new custom home but don't want to wait for it to be built? Worried about the rising prices of lumber? You don't have to wait or worry because its already built and its ready to go. No expenses were spared on this beautiful open concept 4 bedroom 3 bathroom 1775 sqft energy efficient home. R42 double insulated exterior walls, triple pane windows, 9 foot ceilings, custom designed kitchen with Cambria quartz countertops, the list just goes on and on. Large master bedroom ensuite and a huge walk in closet. The house sits on a mature 4.97 acre private corner lot. CAT trail is at the end of the road where you can enjoy walking, biking or even snowmobiling in the winter. Lots of amenities available just 10 min away in Elgin. Famous Opincon resort, and Chaffeys Lock (part of the Rideau System) is 5 min away. Book your showing today! No conveyance of any written offers until 12:00 pm on June 21st, 2021. No pre-emptive offers as per signed form 244.

Property Information

Style:	Detached	Type:	Bungalow(1 Storey)	Total Beds:	4	Total Baths:	3
Builder:		Model:		Beds AG:	4	FB/PR Bths:	2/1
Year Built:	2021/New	#Gar:	0	Beds BG:	0	Ensuites:	1
Parking Desc:	Gravel			#Cover:	0	Total Park:	6
Heat Desc:	Forced Air			Heat Fuel:	Propane, Wood		
Air Conditioning:	Central			Roof:	Metal		
Water Supply:	Drilled Well			# FP:		FP Fuel:	Gas, Wood
Exterior Finish:	Siding, Wood Shingle			Sewer:	Septic Installed		
Foundation:	Poured Concrete, Other (See Remarks)			Construction:			
Basement Desc:	Crawl			Basement Dev:	Unfinished		
Floor Covering:	Laminate, Tile			Fire Retrofit:	No		
Appliances Incl:	Built/In Oven, Cooktop, Dryer, Hood Fan, Microwave, Refrigerator, Stove, Washer						
Feat/Equip Incl:	Ceiling Fan, Hot Tub, Network Wiring, Smoke Detector, Wood Stove						
Site Influences:	Acreage, Corner, Deck, Family Oriented, Flat Site, Fully Serviced, Hydro, Treed Lot						
Neigh Influences:	Golf Nearby, Highspeed Available, Recreation Nearby, Water Nearby						
Exclusions:	all personal items						
Rental Equip:	propane tanks						

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
KITCH	Main	11'07" x 10'03"	LVDIN	Main	21'05" x 20'03"	BEDRM	Main	11'05" x 14'05"	BEDRM	Main	10'04" x 12'11"
BEDRM	Main	10'04" x 12'11"	BEDRM	Main	10' x 16'07"	BATH4	Main	8'11" x 6'11"	BATH2	Main	4' x 5'04"
ENS3PC	Main	9'02" x 8'	LAUND	Main	5'11" x 7'11"	WALKIN	Main	5'09" x 8'			

Other Property Information

Assoc/POTL Fee: \$0
Fee Freq: N/A
Taxes/Yr: \$125.00/2021
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:

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