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03-Sep-2021 **273 CROSS ROAD, Chaffey's Locks K0G 1E0** **ML#: 1259493**

New Listing!



Status: Active
Dist/Neigh: 817- Rideau Lakes (S Crosby) Twp
Municipality: Rideau Lakes Twp
Neigh Name: Chaffey's Locks
Lot Size: 1012' x 1823'
Zoning:
Zoning Desc: Seasonal/recreational
Possession: TBD
Legal Desc: PT LT 16 CON 5 SOUTH CROSBY AS IN LR216081; RIDEAU LAKES

List Price: \$389,900
Sub Type: Residential
Fronting: Northeast
Acres:
Irregu Seasonal: Yes

Directions/Remarks

Directions: From Chaffey's Lock Rd turn onto Cross Rd and look for 273 on left hand side (approx. 400 m). From Davis Lock Rd turn onto Cross Rd and look for 273 on right hand side. (approx. 1.5 km)

Public Remarks: Nature lovers are you ready? You're not going to believe this one. How about your very own cabin in the woods with 50 + acres for you to take in all that nature has to offer? This property is totally private with a .6 km well maintained driveway. The well thought out, off the grid cabin overlooks a spring fed pond where you can watch many different types of birds and even deer. Walking and 4 wheeler trails galore. Property has a drilled well and solar installed for power. New in 2016 propane fridge, hot water on demand and a composting toilet. Just a 5 minute drive to Chaffey's Lock where you can enjoy boating & fishing on Opincon or Indian Lake. Both are part of the amazing UNESCO World Heritage Site Rideau Canal. Elgin is 10 min away where you can find groceries, LCBO, post office, bank, dining etc. This very unique property can not be fully appreciated unless you come & look at it for yourself so what are you waiting for? Book your showing today before its gone!

Property Information

Style:	Detached	Type:	2 Storey	Total Beds:	1	Total Baths:	1
Builder:	Unknown	Model:		Beds AG:	1	FB/PR Bths:	1/0
Year Built:	Unknown	#Gar:	0	Beds BG:	0	Ensuites:	0
Parking Desc:	Gravel			#Cover:	0	Total Park:	10
Heat Desc:	Other (See Remarks)			Heat Fuel:	Wood		
Air Conditioning:	Wall Unit			Roof:	Asphalt Shingle		
Water Supply:	Drilled Well			# FP:		FP Fuel:	
Exterior Finish:	Wood Shingle, Wood Siding			Sewer:	Other (See Remarks)		
Foundation:	Preserved Wood, Stone			Construction:			
Basement Desc:	None			Basement Dev:	None (No Basement)		
Floor Covering:	Hardwood, Laminat			Fire Retrofit:	No		
Appliances Incl:	Cooktop, Refrigerator						
Feat/Equip Incl:	Smoke Detector, Solar, Storage Shed, Window Blinds, Wood Stove						
Site Influences:	Acreege, Balcony, Family Oriented, No Rear Neighbours, No Thru Road, Private, Private Well, Treed Lot						
Neigh Influences:	Highspeed Available, Recreation Nearby, Shopping Nearby, Water Nearby						
Exclusions:	Personal items around cabin and property.						
Rental Equip:	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>
LOFT	2nd	8'11" x 9'05"	LVDIN	Main	17' x 14'04"	BATH2	Main	9'04" x 7'04"

Other Property Information

Assoc/POTL Fee: \$0 **Taxes/Yr:** \$494.00/2021 **Survey/Yr:**
Fee Freq: N/A **Assmt/Yr:**

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

FD: **PR:** **CD:**
DOM: **SD:** **SP:**
SRD: 1

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