



**12 MARCH LANE, Elgin KOG 1E0**

**ML#: 1265800**

**New Listing!**



**Status:** Active  
**Dist/Neigh:** 817- Rideau Lakes (S Crosby) Twp  
**Municipality:** Opinicon Lake  
**Neigh Name:** 102 ' x 170 '  
**Lot Size:** 102 ' x 170 '  
**Zoning:** Recreational  
**Zoning Desc:** TBD  
**Possession:** TBD  
**Legal Desc:** PT LT 13 CON 9 SOUTH CROSBY PT 33, R144; T/W LR279462 EXCEPT THE T/W EASEMENT THEREIN RE: LT 12, CON 8, RDAL BTN CON 8 & CON 9 & PT 1, 28R5156; RIDEAU LAKES

**List Price:** \$549,900  
**Sub Type:** Residential  
**Fronting:** Southwest  
**# Acres:**  
**Seasonal:**

**Directions/Remarks**

**Directions:** Address is 12 March Lane, but for your GPS put in 382 Brooks Point Rd. Take Jones Falls Rd to Ritz Rd. - Follow to Brooks Point Rd. and follow to March Ln.

**Public Remarks:** Here is your chance to own a picture-perfect cottage on Opinicon Lake of the Rideau System! Nestled in the trees, this 3-bedroom, 1.5-bath cottage sits on a beautiful lot with a wonderful view of Opinicon Lake. Open concept living/kitchen complete with vaulted ceilings and exposed beams. Lots of different areas to enjoy the waterfront whether it be sitting in your enclosed sunroom sipping a coffee, barbecuing on your large front deck, or jumping off of your dock. Many updates over the years including an updated kitchen, windows (2005), shingles (2016), and the wood siding was stained in 2019. Cottage is heated via electric baseboards and a woodstove, and is serviced via a septic system and well. Cottage comes fully furnished. You won't want to miss out on this one so call today to book your private showing!

**Property Information**

<b>Style:</b>	Detached	<b>Type:</b>	Bungalow(1 Storey)	<b>Total Beds:</b>	3	<b>Total Baths:</b>	2
<b>Builder:</b>		<b>Model:</b>		<b>Beds AG:</b>	3	<b>FB/PR Bths:</b>	1/1
<b>Year Built:</b>	Unknown	<b>#Gar:</b>	0	<b>Beds BG:</b>	0	<b>Ensuites:</b>	0
<b>Parking Desc:</b>	Open			<b>#Cover:</b>	0	<b>Total Park:</b>	4
<b>Heat Desc:</b>	Baseboard, Wood Plus			<b>Heat Fuel:</b>	Electricity, Wood		
<b>Air Conditioning:</b>	None			<b>Roof:</b>	Asphalt Shingle		
<b>Water Supply:</b>	Drilled Well			<b># FP:</b>	1	<b>FP Fuel:</b>	Wood
<b>Exterior Finish:</b>	Wood Siding			<b>Sewer:</b>	Septic Installed		
<b>Foundation:</b>	Other (See Remarks)			<b>Construction:</b>			
<b>Basement Desc:</b>	None			<b>Basement Dev:</b>	None (No Basement)		
<b>Floor Covering:</b>	Carpet Wall To Wall, Vinyl			<b>Fire Retrofit:</b>	N/A		
<b>Appliances Incl:</b>	Dishwasher, Microwave/Hood Fan, Refrigerator, Stove						
<b>Feat/Equip Incl:</b>	Furnished, Wood Stove						
<b>Site Influences:</b>	Lakefront, Lakeview, Screened Porch, Waterfront						
<b>Neigh Influences:</b>	Golf Nearby, Water Nearby						
<b>Exclusions:</b>	Table in sunroom, 2 living room chairs, paddle board in shed						
<b>Rental Equip:</b>	None.						

**Room Information**

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LIVRM	Main	13'10" x 12'3"	KITCH	Main	9'6" x 15'9"	SUNRM	Main	7'6" x 23'6"	PRBED	Main	11'6" x 10'6"
BEDRM	Main	9'11" x 11'6"	BEDRM	Main	7'2" x 11'6"	BATH4	Main		BATH2	Main	

**Other Property Information**

**Assoc/POTL Fee:** \$150  
**Fee Freq:** Annual  
**Taxes/Yr:** \$2,378.00/2021  
**Assmt/Yr:**  
**Survey/Yr:**

**Office Information**

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

**Conditional/Sold/Other Information**

**FD:**  
**DOM:** 0  
**SRD:**  
**PR:**  
**SD:**  
**CD:**  
**SP:**

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