



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



807 MOUNTAIN TRAIL LANE, Lyndhurst KOE 1N0

ML#: 1300667



Status: Active
Dist/Neigh: 824- Rear Of Leeds & Lansdowne Twp
Municipality: Whitefish Lake
Neigh Name: Whitefish Lake
Lot Size: 210' x 483'
Zoning: Irregu
Zoning Desc: RES
Possession: TBD
Legal Desc: PT LT 6 CON 9 LEEDS PT 30 R140; T/W LR303710; LEEDS/THOUSAND ISLANDS

List Price: \$874,000
Sub Type: Residential
Fronting: East
Acres: 0.742
Seasonal: No

Directions/Remarks

Directions: From Highway 15 turn onto Thomas Road (between Morton and Seeley's Bay). Left onto Rideauwood, right onto Beach Lane, left onto Mountain Trail Lane and follow to pin #807 (look for realtor signage).

Public Remarks: Welcome to waterfront living on beautiful WHITEFISH LAKE on the Rideau System. Incredible sunsets and sunrises from the home's multi tier wrap around decking or from the decking and dock at the waterfront. Deeper water at the dock as a previous owner used to keep a 32'+ boat there. Boat into the village of Seeley's Bay for dining or explore the connected lakes on the Rideau system. This 4 season home/cottage features 3+1 bedrooms, 2.5 baths with some hardwood flooring, cozy wood stove in the sunken family room, huge recreation room with hot tub and pool table, separate den/office area (great if you work from home) and a partially finished lower level with great potential as an in law suite with its own separate entrance. Attached garage, separate storage shed, circular driveway, lovely gardens.....this home has so much potential and a lot to offer. Offers to be presented on July 5th at 11:00am, however Seller reserves the right to review and may accept pre-emptive offers.

Property Information

Style:	Detached	Type:	2 Storey	Total Beds:	4	Total Baths:	3
Builder:		Model:		Beds AG:	3	FB/PR Bths:	2/1
Year Built:	Unknown	#Gar:	1	Beds BG:	1	Ensuites:	0
Parking Desc:	1 Garage Attached, Gravel			#Cover:	1	Total Park:	4
Heat Desc:	Forced Air			Heat Fuel:	Propane, Wood		
Air Conditioning:	None			Roof:	Asphalt Shingle		
Water Supply:	Drilled Well			# FP:	1	FP Fuel:	Wood
Exterior Finish:	Wood			Sewer:	Septic Installed		
Foundation:	Block			Construction:			
Basement Desc:	Full			Basement Dev:	Partly Finished		
Floor Covering:	Carpet Wall To Wall, Hardwood			Fire Retrofit:	N/A		
Appliances Incl:	Dishwasher, Dryer, Refrigerator, Stove, Washer						
Feat/Equip Incl:	Hot Tub, Hot Water Tank, Satellite Dish, Storage Shed, Wood Stove, Other (See Remarks)						
Site Influences:	Deck, Hydro, Lakefront, Partially Landscaped, Sloping Lot, Treed Lot, Walkout, Waterfront						
Neigh Influences:	Recreation Nearby, Water Nearby						
Rental Equip:	Propane Tank						

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LIVRM	Main	10'10" x 9'	DINRM	Main	18' x 16'	KITCH	Main	8'3" x 11'7"	FAMRM	Main	13'7" x 17'
RECRM	Main	18'2" x 25'7"	DEN	Main	11'5" x 15'	LAUND	Main	4'8" x 17'8"	PRBED	2nd	10'3" x 20'8"
BEDRM	2nd	8'6" x 8'	BEDRM	2nd	9'5" x 10'	BEDRM	Lower	15'4" x 15'10"	BATH4	2nd	
BATH3	Lower		BATH2	Main							

Other Property Information

Assoc/POTL Fee: \$400
Fee Freq: Annual
Taxes/Yr: \$5,191.00/2021
Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: RIDEAU REALTY LIMITED. Brokerage