



SCOTT BURNS
 Broker Of Record
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39A CEDAR SANDS ROAD, Lyndhurst KOE 1N0

ML#: 1299653



Status: Active
Dist/Neigh: 817- Rideau Lakes (S Crosby) Twp
Municipality:
Neigh Name: Lower Beverley Lake
Lot Size: 199.27 ' x 178.37 '
Zoning:
Zoning Desc: Recreational
Possession: TBD
Legal Desc: PT LT 4 CON 1 SOUTH CROSBY PT 6, R135 T/W LR96318; RIDEAU LAKES

List Price: \$625,000
Sub Type: Residential
Fronting: Northwest
Acres:
Irregu Seasonal:

Directions/Remarks

Directions: From Lyndhurst Road turn onto Short Point Road, then left onto Cedar Sands Road. 39A will be on the right, look for realtor signs.

Public Remarks: Welcome to life on LOWER BEVERLEY LAKE! This is such a unique private lot with so much to offer. The lot is level with access to 200' of waterfront where there are two separate docks. There is also an elevated area that is perfect for camping, star gazing and watching some incredible sunsets. There is a fully insulated 4 season home/cottage with 3 bedrooms, 1 full bath and an amazing open concept kitchen / living area with loads of cupboards and a huge kitchen island that will seat the entire family. Cozy up to the propane free standing fireplace in the living room or make your way out onto the enormous deck, excellent for entertaining. There is a detached garage / shed with loft area & covered area...many possibilities! New drilled well (2021), new Eljen septic system (2022) with a 25 yr warranty, hot water on demand system, fully spray foam insulated & nicely landscaped. Your lake life begins here! No conveyance of any written offers prior to 11:00 am on June 30th, 2022.

Property Information

Style: Detached	Type: Bungalow(1 Storey)	Total Beds: 3	Total Baths: 1
Builder:	Model:	Beds AG: 3	FB/PR Bths: 1/0
Year Built: Unknown	#Gar: 0	Beds BG: 0	Ensuites: 0
Parking Desc: Open		#Cover: 1	Total Park: 5
Heat Desc: Other (See Remarks)		Heat Fuel: Propane	
Air Conditioning: None		Roof: Metal	
Water Supply: Drilled Well		# FP: 1	FP Fuel: Gas
Exterior Finish: Vinyl		Sewer: Septic Approved	
Foundation: Other (See Remarks)		Construction:	
Basement Desc: Crawl		Basement Dev: Unfinished	
Floor Covering: Laminate		Fire Retrofit: N/A	
Appliances Incl: Dishwasher, Dryer, Microwave/Hood Fan, Refrigerator, Stove, Washer, Wine Fridge			
Feat/Equip Incl: Storage Shed			
Site Influences: Deck, Hydro, Lakefront, Lakeview, Partially Landscaped, Private Well, Waterfront			
Neigh Influences: Golf Nearby, Recreation Nearby, Shopping Nearby, Water Nearby			
Rental Equip: Propane Tanks			

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
KITCH	Main	13'7" x 14'3"	LIVRM	Main	13'7" x 17'10"	BATH4	Main		BEDRM	Main	8'7" x 9'10"
BEDRM	Main	8'9" x 9'10"	BEDRM	Main	8'2" x 9'10"						

Other Property Information

Assoc/POTL Fee: \$100
Fee Freq: Annual
Taxes/Yr: \$1,726.00/2021
Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

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