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55 HANLON BAY ROAD, Elgin K0G 1E0

ML#: 1314990



Status: Active
Dist/Neigh: 817- Rideau Lakes (S Crosby) Twp
Municipality:
Neigh Name: Sand Lake
Lot Size: 254.34 ' x 0 '
Zoning:
Zoning Desc: Residential
Possession: TBD
Legal Desc: PT LT 9 CON 7 SOUTH CROSBY PT 1, 28R12450; T/W LR372287; T/W LR283846; RIDEAU LAKES

List Price: \$1,474,000
Sub Type: Residential
Fronting: North
Acres: 6.196
Irregu Seasonal:

Directions/Remarks

Directions: From Hwy. 15 to Jones Falls Road - Follow to Gamble Sly Road. - Follow to Hanlon Bay Road.

Public Remarks: Welcome to 55 Hanlon Bay Road! This 6-acre property has 254 feet of waterfrontage on beautiful Sand Lake of the Rideau System. This brand new, custom 4700 square foot home is currently under construction and has been drywalled, painted, and ready for your finishing touches. The home offers 10-foot ceilings throughout with 20-foot vaulted ceilings in the sunroom/great room. The main level includes a kitchen, primary bedroom with 5-piece ensuite and walk-in closet, dining room, mudroom, pantry, laundry room, bedroom, 4-piece bathroom, office, and a sunroom/great room overlooking Sand Lake. Upstairs you will find the theatre room and a 3-piece bathroom. Not to mention the separate in-law suite with its own entrance that consists of an open kitchen/living, bedroom with walk-in closet, and a 3-piece bath. There is also an attached, oversized double car garage complete with a large loft area above it. The home is serviced via a well and septic. You do not want to miss out on this one!

Property Information

Style:	Detached	Type:	1 1/2 Storey	Total Beds:	3	Total Baths:	4
Builder:		Model:		Beds AG:	3	FB/PR Bths:	4/0
Year Built:	2022/Under Construct	#Gar:	2	Beds BG:	0	Ensuites:	2
Parking Desc:	2 Garage Attached			#Cover:	0	Total Park:	8
Heat Desc:	Forced Air, Radiant			Heat Fuel:	Propane		
Air Conditioning:	Central			Roof:	Asphalt Shingle		
Water Supply:	Drilled Well			# FP:	1	FP Fuel:	Gas
Exterior Finish:	Pressed Fibre, Stone			Sewer:	Septic Installed		
Foundation:	Slab			Construction:			
Basement Desc:	Slab			Basement Dev:	None (No Basement)		
Floor Covering:	Other (See Remarks)			Fire Retrofit:	N/A		
Feat/Equip Incl:	Auto Garage Door Opener, In-Law Suite						
Site Influences:	Acreage, Boat Access, Lakefront, Lakeview, Private, Treed Lot, Waterfront, Wooded Area						
Neigh Influences:	Golf Nearby, Water Nearby						
Rental Equip:	None.						
Restrictions:	Right Of Way						

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
PRBED	Main	16'11" x 19'9"	ENS5PC	Main	13'10" x 14'9"	WALKIN	Main	7' x 12'9"	FAMRM	Main	18'4" x 19'
DINRM	Main	11'10" x 10'1"	KITCH	Main	12'11" x 14'9"	PANT	Main	5'10" x 9'7"	OFFICE	Main	13'7" x 14'3"
MUDRM	Main	13'11" x 10'1"	LAUND	Main	8'3" x 8'8"	BATH4	Main	4'10" x 9'11"	BEDRM	Main	13'2" x 14'3"
KITCH	Other	18'10" x 13'6"	LIVRM	Other	18'10" x 13'6"	BEDRM	Other	12'1" x 14'9"	ENS3PC	Other	4'10" x 11'8"
WALKIN	Other	4'8" x 11'8"	MEDIA	2nd	14' x 16'10"	BATH3	2nd	7'6" x 7'6"	LOFT	2nd	35'3" x 20'10"
LIVRM	Main	23'5" x 14'9"									

Pets Allowed:

Other Property Information

Assoc/POTL Fee: \$0
Fee Freq: N/A
Multimedia URL: <https://my.matterport.com/show/?m=y4cMGWQ913x&mIs=1>

Taxes/Yr: \$0.00/2021
Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage