40B BARREL POINT ROAD, Elgin K0G 1E0 — ML#: 1339346

Status:	Active	**List Price:**	**$490,000**
Dist/Neigh:	817- Rideau Lakes (S Crosby) Twp	**Sub Type:**	Residential
Municipality:		**Fronting:**	South
Neigh Name:	Opinicon Lake	**# Acres:**	
Lot Size:	284 ' x 207 ' **Irregular**		
Zoning:		**Seasonal:**	
Zoning Desc:	Seasonal		
Possession:	TBD		
Legal Desc:	PT LT 14-15 CON 8 SOUTH CROSBY T/W LR326766; RIDEAU LAKES		

Directions/Remarks

Directions: From Highway 15 turn onto Davis Lock Rd, right onto Murray Rd, left onto Barrel Point Rd, pin #40B will be on the left, follow real estate signs.

Public Remarks: This classic cottage property on Opinicon Lake definitely needs TLC but the lot, views and waterfront are incredible and to the right buyer.....this could be your oasis on the Rideau! The main cottage has 2 beds, 1 bath, 2 stone wood burning fireplaces and an enclosed wrap around porch for additional living space. There is also a 1 bed, 1 bath separate bunkie with a small kitchenette and there is a boathouse in poor condition that needs to be torn down and rebuilt. Those with vision will see the potential in this gem of a property.....book your appointment to come view and you will see what I am talking about. There is an amazing opportunity here on stunning Opinicon Lake.

Property Information

Style:	Detached	**Type:**	Bungalow(1 Storey)	**Total Beds:**	3	**Total Baths:**	2
Builder:		**Model:**		**Beds AG:**	3	**FB/PR Bths:**	2/0
Year Built:	Unknown	**#Gar:**	0	**Beds BG:**	0	**Ensuites:**	0
Parking Desc:	Gravel			**#Cover:**	0	**Total Park:**	3
Heat Desc:	Baseboard			**Heat Fuel:**	Electricity, Wood		
Air Conditioning:	None			**Roof:**	Asphalt Shingle		
Water Supply:	Lake Intake			**# FP:**	2	**FP Fuel:**	Wood
Exterior Finish:	Siding			**Sewer:**	Septic Installed		
Foundation:	Block, Stone			**Construction:**			
Basement Desc:	Crawl			**Basement Dev:**	None (No Basement)		
Floor Covering:	Linoleum, Mixed			**Fire Retrofit:**	N/A		
Appliances Incl:	Refrigerator, Stove						
Feat/Equip Incl:	Furnished						
Site Influences:	BoatHouse, Hydro, Lakefront, Lakeview, Waterfront						
Neigh Influences:	Golf Nearby, Recreation Nearby, Shopping Nearby, Water Nearby						
Exclusions:	Personal Items, contact realtor.						
Rental Equip:	None						
Secondary Dwelling Unit (SDU):	No						

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
KITCH	Main	9'5" x 11'8"	DINRM	Main	11'5" x 14'0"	LIVRM	Main	15'0" x 19'7"	PORCH	Main	9'6" x 25'0"
PANT	Main	7'7" x 12'0"	BEDRM	Main	8'9" x 8'9"	BEDRM	Main	9'0" x 9'0"	BATH3	Main	

Pets Allowed:

Other Property Information

Assoc/POTL Fee:	$200	**Taxes/Yr:**	$3,281.00/2022	**Survey/Yr:**	
Fee Freq:	Annual	**Assmt/Yr:**			

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

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

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