



SCOTT BURNS
 Broker Of Record
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1592A DAVIS LOCK ROAD, Elgin K0G 1E0

ML#: 1354037



Status: Active
Dist/Neigh: 817- Rideau Lakes (S Crosby) Twp
Municipality: Rideau Lakes Twp
Neigh Name: Opinicon Lake
Lot Size: 250' x ' Irregular
Zoning:
Zoning Desc: Residential
Possession: TBD
Legal Desc: FIRSTLY: PT LT 13 CON 8 SOUTH CROSBY PT 1 28R3598; T/W LR302981; S/T LR47660; S/T LR217525; SECONDLY: PT LT 14 CON 8 SOUTH CROSBY PTS 60,61,62 & 63 28R11809; S/T AN EASEMENT OVER PT 60 & 62 28R11809 LR335138 EXCEPT BELL CANADA EASEMENT THEREIN TOGETHER WITH AN EASEMENT OVER PTS 48 AND 59 28R11809 AS IN LE62599 TOWNSHIP OF RIDEAU LAKES

List Price: \$1,149,000
Sub Type: Residential
Fronting: South
Acres: 7.690
Seasonal:

Directions/Remarks

Directions: From Hwy 15 turn onto Davis Lock Rd and follow to pin #1592A (see for sale sign on property)

Public Remarks: So much to offer with this one! Private sprawling 7.6+ acres with 250' of waterfront on OPINICON LAKE, 4 bed 2.5 bath main lake house, detached 1 bed 1 bath four season guest quarters with attached 1 car garage + storage & an additional detached 20'x20' steel building/garage for your workshop or extra vehicles/water toys. The Cape Cod style main lake house has a huge kitchen with built in stainless steel appliances, great room with towering vaulted ceiling & a beautiful propane fireplace & separate wood stove. Main floor primary suite has walk in closet & ensuite (with access to sunroom), main floor laundry with pet wash station, additional bedrooms & bath upstairs & a partially finished walkout basement with loads of storage & a wine cellar! Wrap around front porch, multiple decks/landings facing the lake with easy stairs down to your permanent dock with stunning views. Room for the whole family & investment rental opportunity....watch the listing video & take the virtual tour!

Property Information

Style:	Detached	Type:	2 Storey	Total Beds:	5	Total Baths:	4
Builder:		Model:		Beds AG:	5	FB/PR Bths:	3/1
Year Built:	1996/Approx	#Gar:	3	Beds BG:	0	Ensuites:	1
Parking Desc:	1 Garage Attached, 2 Garage Attached			#Cover:	3	Total Park:	6
Heat Desc:	Forced Air			Heat Fuel:	Propane, Wood		
Air Conditioning:	Central			Roof:	Asphalt Shingle, Metal		
Water Supply:	Drilled Well			# FP:	1	FP Fuel:	Gas
Exterior Finish:	Siding			Sewer:	Septic Installed		
Foundation:	Block			Construction:			
Basement Desc:	Part			Basement Dev:	Partly Finished		
Floor Covering:	Mixed			Fire Retrofit:	N/A		
Appliances Incl:	Built/In Oven, Cooktop, Dishwasher, Dryer, Refrigerator, Stove, Washer						
Feat/Equip Incl:	Wood Stove						
Site Influences:	Acreage, Deck, Hydro, Lakefront, Private, Waterfront, Wooded Area						
Neigh Influences:	Golf Nearby, Paved Road, Recreation Nearby, Shopping Nearby						
Rental Equip:	Propane Tank						
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	18'3" x 16'4"	GREATRM	Main	18'3" x 25'1"	DINRM	Main	12'11" x 12'5"	LAUND	Main	9'5" x 8'10"
BATH2	Main		PRBED	Main	17'11" x 16'8"	ENS4PC	Main		WALKIN	Main	6'5" x 7'9"
SUNRM	Main	17'11" x 10'11"	BEDRM	2nd	10'11" x 14'6"	BEDRM	2nd	11'1" x 14'4"	BEDRM	2nd	13'7" x 12'9"
BATH4	2nd		RECRM	Bsmt	18'3" x 20'11"	WINE	Bsmt	5'6" x 10'11"			

Pets Allowed:

Other Property Information

Taxes/Yr: \$6,860.00/2022
Assoc/POTL Fee: \$0.00
Multimedia URL: https://youtu.be/MDcq_bMR4Do
Add Images URL: <https://360panos.org/panos/1592ADAVIS/>

Assmt/Yr:

Survey/Yr:

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage