



70B POWELL BAY ROAD, Elgin K0G 1E0

ML#: 1358008



Status: Active
Dist/Neigh: 817- Rideau Lakes (S Crosby) Twp
Municipality:
Neigh Name: Sand Lake
Lot Size: 66.5 ' x 141 '
Zoning:
Zoning Desc: Residential
Possession: TBD
Legal Desc: PT LT 12 CON 5 SOUTH CROSBY PT 3 & 4, 28R10094; T/W LR89280 & LR308207; TOWNSHIP OF RIDEAU LAKES

List Price: \$699,900
Sub Type: Residential
Fronting: North
Acres:
Seasonal:

Directions/Remarks

Directions: From Hwy. 15 turn onto Davis Lock Rd. - Left onto Bush Rd. - Right onto Battams Rd. - Right onto Powell Bay Rd. - Follow to Pin #70B.

Public Remarks: Here is your chance to own a year-round waterfront home on Sand Lake of the Rideau System! This 2-bed, 1-bath home sits just steps away from the lake. A large composite deck with glass railings offers an amazing view of Sand Lake. The home has lots of updates including: flooring, propane fireplace, propane furnace, central air, windows/doors, deck, etc. There is also a large detached 2-car garage that has been insulated and a propane heat source added. Home is serviced via a well and holding tank. This is a must see so call today to book your private viewing!

Property Information

Style:	Detached	Type:	Bungalow(1 Storey)	Total Beds:	2	Total Baths:	1
Builder:		Model:		Beds AG:	2	FB/PR Bths:	1/0
Year Built:	1992/Approx	#Gar:	2	Beds BG:	0	Ensuities:	0
Parking Desc:	2 Garage Detached, Gravel			#Cover:	0	Total Park:	5
Heat Desc:	Forced Air			Heat Fuel:	Propane		
Air Conditioning:	Central			Roof:	Asphalt Shingle		
Water Supply:	Drilled Well			# FP:	1	FP Fuel:	Gas
Exterior Finish:	Vinyl			Sewer:	Other (See Remarks)		
Foundation:	Poured Concrete			Construction:			
Basement Desc:	Crawl			Basement Dev:	Unfinished		
Floor Covering:	Laminate, Vinyl			Fire Retrofit:	N/A		
Appliances Incl:	Dryer, Microwave/Hood Fan, Refrigerator, Stove, Washer						
Site Influences:	Deck, Lakefront, Waterfront						
Neigh Influences:	Golf Nearby, Playground Nearby, Water Nearby						
Exclusions:	Hot tub & primary bedroom wardrobe						
Rental Equip:	Propane tanks (x3)						
Restrictions:	Right Of Way						
Secondary Dwelling Unit (SDU):	No						

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
FOYER	Main	6'2" x 4'0"	LIVRM	Main	14'0" x 10'6"	KITCH	Main	9'0" x 13'3"	BATH3	Main	
LAUND	Main	3'0" x 5'0"	PRBED	Main	13'3" x 9'3"	BEDRM	Main	8'8" x 9'2"			

Pets Allowed:

Other Property Information

Taxes/Yr: \$2,985.00/2023
Assmt/Yr:
Assoc/POTL Fee: \$300.00/Year includes Snow Removal
Survey/Yr:
Multimedia URL: <https://youtu.be/j-5Wu85un5w>

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

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

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