

**SCOTT BURNS**

Broker Of Record

RIDEAU REALTY LIMITED, Brokerage

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http://www.rideaurealty.ca

**32 R9 ROAD, Rideau Ferry K0G 1L0****ML#: 1378742**

**Status:** Active  
**Dist/Neigh:** 820- Rideau Lakes (S Elmsley) Twp  
**Municipality:**  
**Neigh Name:** Big Rideau Lake  
**Lot Size:** 100.5' x 0' Irregular  
**Zoning:**  
**Zoning Desc:** Seasonal  
**Possession:** TBD  
**Legal Desc:** PT LT 23 CON 5 SOUTH ELMSLEY PT 1 TO 12 28R9714; S/T LR310872; T/W LR380182; S/T INTEREST IN LR380182; RIDEAU LAKES

**List Price:** \$995,000  
**Sub Type:** Residential  
**Fronting:** Southeast  
**# Acres:** 0.886  
**Seasonal:**

**Directions/Remarks**

**Directions:** From Highway 15 take Rideau Ferry Road (County Road 1) towards Rideau Ferry. Left onto Old Kingston Rd, right onto R9. At the split in the road stay left. Look for realtor sign.

**Public Remarks:** Create a lifetime of memories on the shores of the Big Rideau, a UNESCO World Heritage site & the largest most sought-after lake on the Rideau System. This classic Canadian cottage sits mere feet from the water. Its spacious living & dining area with wrap around windows provides impressive West facing lake views & spectacular sunsets. 3 good size bedrooms, 2 full baths, and a screened sunroom leading to a side deck. The charming 2 level on-the-water boathouse offers storage for water toys and the upper level is the perfect bunkie, children's playroom or starlit dinner spot overlooking the lake. Dive off the large dock into the secluded bay, or board your favourite watercraft to explore the Big Rideau. Make new memories around the cozy wood stove, in the sunroom or on the deck. The just under 1 ac lot includes a garage for storage & provides ample space for entertaining & family outdoor fun & games. Lovingly cared for, this unique property is a must see & is ready to welcome new owners!

**Property Information**

<b>Style:</b>	Detached	<b>Type:</b>	1 1/2 Storey	<b>Total Beds:</b>	3	<b>Total Baths:</b>	2
<b>Builder:</b>		<b>Model:</b>		<b>Beds AG:</b>	3	<b>FB/PR Bths:</b>	2/0
<b>Year Built:</b>	Unknown	<b>#Gar:</b>	1	<b>Beds BG:</b>	0	<b>Ensuites:</b>	1
<b>Parking Desc:</b>	1 Garage Detached, Open			<b>#Cover:</b>	1	<b>Total Park:</b>	6
<b>Heat Desc:</b>	Wood Plus			<b>Heat Fuel:</b>	Wood		
<b>Air Conditioning:</b>	None			<b>Roof:</b>	Metal		
<b>Water Supply:</b>	Lake Intake			<b># FP:</b>	1	<b>FP Fuel:</b>	Wood
<b>Exterior Finish:</b>	Wood			<b>Sewer:</b>	Septic Installed		
<b>Foundation:</b>	Other (See Remarks)			<b>Construction:</b>			
<b>Basement Desc:</b>	Low, Other (See Remarks)			<b>Basement Dev:</b>	None (No Basement)		
<b>Floor Covering:</b>	Mixed			<b>Fire Retrofit:</b>	N/A		
<b>Appliances Incl:</b>	Dishwasher, Microwave, Refrigerator, Stove						
<b>Exclusions:</b>	See attached exclusions list						
<b>Rental Equip:</b>	None						
<b>Secondary Dwelling Unit (SDU):</b>	No						

**Room Information**

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LIVRM	Main	23'10" x 24'3"	DINRM	Main	10'2" x 15'6"	KITCH	Main	6'0" x 16'3"	FOYER	Main	4'10" x 6'1"
PRBED	Main	12'10" x 15'5"	ENS4PC	Main		SUNRM	Main	9'9" x 14'0"	BEDRM	Main	7'11" x 10'9"
BATH3	Main		BEDRM	2nd	10'10" x 15'3"						

**Pets Allowed:****Other Property Information**

<b>Taxes/Yr:</b>	\$3,745.00/2023	<b>Assmt/Yr:</b>	\$125.00/Year includes Ground Maintenance, Snow Removal	<b>Survey/Yr:</b>	
<b>Assoc/POTL Fee:</b>					
<b>Multimedia URL:</b>	<a href="https://360panos.org/panos/32R9/">https://360panos.org/panos/32R9/</a>				
<b>Addl Images URL:</b>	<a href="https://youtu.be/HEk9tGgJ2DY">https://youtu.be/HEk9tGgJ2DY</a>				

**Office Information****List Office #1:** RIDEAU REALTY LIMITED, Brokerage