



SCOTT BURNS

Broker Of Record

RIDEAU REALTY LIMITED, Brokerage

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6 B9 ROAD, Lombardy K0G 1L0

ML#: 1381504



Status: Active
Dist/Neigh: 820- Rideau Lakes (S Elmsley) Twp
Municipality: Bass Lake
Neigh Name: 100' x 115'
Lot Size: 100' x 115'
Zoning: Residential
Zoning Desc: Residential
Legal Desc: PT LT 25 CON 3 SOUTH ELMSLEY AS IN LR293322; T/W LR293322; S/T INTEREST IN LR293322; RIDEAU LAKES

List Price: \$749,000
Sub Type: Residential
Fronting: West
Acres: 0.223
IrregSqFt:
Seasonal:

Directions/Remarks

Directions: From Highway 15 turn onto Otter Lake Road, follow to B9 on the right. Turn onto B9 and at the "Y" in the road stay to the right and follow to Pin #6.

Public Remarks: This is what lake life is all about! This year round four season home or cottage on beautiful Bass Lake sits close to the water's edge and provides you with expansive lake views, incredible sunsets and a feeling of truly being right on the water. The large lake side deck is perfect for entertaining, soaking up the sun or a sunset dinner. Excellent clean swimming right off your dock or head out on your boat for a tour of the lake. The spacious floor plan includes 4 bedrooms upstairs plus a separate den/office. The bonus flex space on the main floor currently serves as a tv room but could also be a main floor bedroom if needed. There are two full baths (one is an ensuite) & also another half bath. Spacious kitchen & dining area, large living room with hardwood floors & a cozy woodstove plus a separate family room with its own wood burning fireplace gives multiple spaces to entertain & take in the views. Level landscaped lot with a beautiful yard for the whole family to enjoy!

Property Information

Style:	Detached	Type:	2 Storey	Total Beds:	4	Total Baths:	3
Builder:		Model:		Beds AG:	4	FB/PR Bths:	2/1
Year Built:	1965/Approx	#Gar:	0	Beds BG:	0	Ensuites:	1
Parking Desc:	Gravel			#Cover:	0	Total Park:	3
Heat Desc:	Baseboard, Forced Air			Heat Fuel:	Electricity, Propane		
Air Conditioning:	None			Roof:	Asphalt Shingle		
Water Supply:	Drilled Well			# FP:	2	FP Fuel:	Wood
Exterior Finish:	Siding			Sewer:	Septic Installed		
Foundation:	Block			Construction:			
Basement Desc:	Crawl			Basement Dev:	Unfinished		
Floor Covering:	Carpet W/W & Mixed, Hardwood			Fire Retrofit:	N/A		
Appliances Incl:	Dishwasher, Refrigerator, Stove						
Site Influences:	Deck, Family Oriented, Hydro, Lakefront, Landscaped, Waterfront						
Neigh Influences:	Golf Nearby, Highspeed Available, Recreation Nearby, Water Nearby						
Exclusions:	Personal Items						
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	10'5" x 12'8"	DINRM	Main	12'2" x 10'11"	LIVRM	Main	16'6" x 15'2"	FAMRM	Main	13'4" x 22'11"
SITTING	Main	10'0" x 13'4"	BATH2	Main	4'3" x 4'9"	LAUND	Main	10'0" x 6'6"	FOYER	Main	5'7" x 9'7"
MBED	2nd	13'1" x 17'1"	ENS3PC	2nd	6'7" x 7'3"	BEDRM	2nd	15'2" x 14'4"	BEDRM	2nd	10'2" x 9'4"
BEDRM	2nd	14'3" x 9'6"	DEN	2nd	9'6" x 10'3"	BATH3	2nd	5'11" x 9'6"			

Other Property Information

Assoc/POTL Fee: \$175.00/Year includes Other (Describe), Snow Removal
Taxes/Yr: \$4,280.00/2023
Assmt/Yr:
Survey/Yr:
Multimedia URL: <https://youtu.be/kMkfHN5Rlmg>
Add Images URL: <https://360panos.org/panos/6B9BassLake/>

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage