



**ZACH SHEA**  
 Broker  
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**70B POWELL BAY ROAD, Elgin K0G 1E0**

**ML#: 1383889**



**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 waterfront property on Sand Lake of the Rideau System! This 2-bed, 1-bath cottage sits just steps away from the lake. A large composite deck with glass railings offers an amazing view of Sand Lake. 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, drywalled, and a propane heat source added. The property 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  
**Builder:**  
**Year Built:** 1992/Approx  
**Parking Desc:** 2 Garage Detached, Gravel  
**Heat Desc:** Forced Air  
**Air Conditioning:** Central  
**Water Supply:** Drilled Well  
**Exterior Finish:** Vinyl  
**Foundation:** Poured Concrete  
**Basement Desc:** Crawl  
**Floor Covering:** Laminate, Vinyl  
**Appliances Incl:** Microwave/Hood Fan, Refrigerator, Stove  
**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

**Type:** Bungalow(1 Storey)  
**Model:**  
**#Gar:** 2

**Total Beds:** 2  
**Beds AG:** 2  
**Beds BG:** 0  
**#Cover:** 0  
**Heat Fuel:** Propane  
**Roof:** Asphalt Shingle  
**# FP:** 1  
**Sewer:** Other (See Remarks)  
**Construction:**  
**Basement Dev:** Unfinished  
**Fire Retrofit:** N/A

**Total Baths:** 1  
**FB/PR Bths:** 1/0  
**Ensuites:** 0  
**Total Park:** 5  
**FP Fuel:** Gas

**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  
**Assoc/POTL Fee:** \$300.00/Year includes Snow Removal  
**Multimedia URL:** <https://youtu.be/xVJDqhkogNa>  
**Assmt/Yr:**  
**Survey/Yr:**

**Office Information**

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

**Conditional/Sold/Other Information**

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