



ZACH SHEA
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659 INDIAN LAKE ROAD, Elgin K0G 1E0

ML#: 1385824



Status: Active
Dist/Neigh: 817- Rideau Lakes (S Crosby) Twp
Municipality: Indian Lake
Neigh Name: 126' x 169' **Irregular**
Lot Size: 126' x 169'
Zoning: Recreational
Zoning Desc: TBD
Possession: TBD
Legal Desc: PT LT 21 CON 8 SOUTH CROSBY AS IN LR302411; S/T & T/W LR302411; RIDEAU LAKES

List Price: \$499,900
Sub Type: Residential
Fronting: Northwest
Acres:
Seasonal:

Directions/Remarks

Directions: From Hwy. 15 turn onto Chaffeys Lock Rd - Right onto Indian Lake Rd. - Follow to pin # 659.

Public Remarks: Welcome to 659 Indian Lake Road located on Indian Lake of the Rideau System, a UNESCO World Heritage Site, with lockless access to 6 lakes! This turnkey, fully equipped, 2-bedroom, 1-bath cottage sits on a sloping, treed lot with wonderful views overlooking Indian Lake. Features include Starlink Internet, heat pump (heat and A/C), a wraparound deck, metal roof, large screened porch, and even a bonus loft area that could work as a 3rd bedroom. Cottage is serviced via a septic system and lake water intake, and a WETT certified wood stove. Comes with fully furnished with everything you see at the cottage including: 14' aluminum boat, 9.9hp motor, kayak, bikes, tools, fishing gear, etc. Just minutes away from the Opinicon Resort, Cataragui Trail, Chaffey's Lock, and Loonie Sports Club is a five minute walk away for pickleball and basketball. Call today to book your private viewing!

Property Information

Style: Detached
Builder:
Year Built: 1967/Approx
Parking Desc: Open, Gravel
Heat Desc: Heat Pump, Wood Plus
Air Conditioning: Heat Pump
Water Supply: Lake Intake
Exterior Finish: Wood
Foundation: Other (See Remarks)
Basement Desc: None
Floor Covering: Laminate, Vinyl
Appliances Incl: Refrigerator, Stove
Feat/Equip Incl: Drapes, Furnished, Hot Water Tank, Storage Shed, Wood Stove
Site Influences: Hydro, Lakefront, Recreational, Screened Porch, Waterfront
Neigh Influences: Recreation Nearby, Shopping Nearby, Water Nearby
Rental Equip: None
Secondary Dwelling Unit (SDU): No

Type: Bungalow with Loft
Model:
#Gar: 0

Total Beds: 2
Beds AG: 2
Beds BG: 0
#Cover: 0
Heat Fuel: Electricity, Wood
Roof: Metal
FP: 1
Sewer: Septic Installed
Construction:
Basement Dev: None (No Basement)
Fire Retrofit: N/A

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

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LVDIN	Main	27'4" x 11'8"	KITCH	Main	9'0" x 7'2"	BATH3	Main		BEDRM	Main	11'6" x 7'6"
BEDRM	Main	8'2" x 7'11"	SITTING	Main	15'3" x 11'10"	LOFT	2nd	12'6" x 7'4"			

Pets Allowed:

Other Property Information

Taxes/Yr: \$2,835.00/2023
Assmt/Yr:
Assoc/POTL Fee: \$25.00/Year includes Other (Describe)
Multimedia URL: https://youtu.be/ZOB2_j_52J8
Survey/Yr:

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

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