



**SCOTT BURNS**  
 Broker Of Record  
 RIDEAU REALTY LIMITED, Brokerage  
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 http://www.rideaurealty.ca

**52 O10 ROAD, Lombardy K0G 1L0**

**ML#: 1399542**



**Status:** Active  
**Dist/Neigh:** 820- Rideau Lakes (S Elmsley) Twp  
**Municipality:** Otter Lake  
**Neigh Name:** 115' x 0'  
**Lot Size:** 115' x 0'  
**Zoning:** Seasonal  
**Zoning Desc:** Seasonal  
**Legal Desc:** PT LT 26 CON 1 SOUTH ELMSLEY PT 4 TO 7 28R4468 S/T & T/W LR165787 EXCEPT THE EASEMENT THEREIN RE: PT 5, 14 28R7007, S/T LR295006 SUBJECT TO AN EASEMENT OVER PART 1 ON PLAN 28R12994 IN FAVOUR OF PT LT 27 CON 1 SOUTH ELMSLEY IN LR375827 AS IN LE95204 TOWNSHIP OF RIDEAU LAKES

**List Price:** \$470,000  
**Sub Type:** Residential  
**Fronting:** West  
**# Acres:** 2.530  
**IrregSqFt:**  
**Seasonal:**

**Directions/Remarks**

**Directions:** From Highway 15 turn onto O10. Follow realtor directional signs (stay to the left at both splits in the road). Follow to pin#52 (look for for sale signs). NOTE: This is a circular driveway, I recommend you enter at the 2nd entrance and exit the 1st.

**Public Remarks:** Beautiful Otter Lake awaits! Here is an affordable 3 bed 1 bath cottage with westerly views for incredible sunsets. With a little TLC this could be a fantastic cottage property for the whole family. 115' of waterfront with a dock in place ready for your boat / water toys. Large private lot with just over 2.5 acres, circular driveway for lots of parking and lots of mature trees. Only 15 min from Smiths Falls and Perth. This could be a great way to get into the cottage market and make this into your dream waterfront property on stunning spring fed Otter Lake! Note: Do not attend this property on your own with out your realtor present.....showings by appointment only.

**Property Information**

<b>Style:</b>	Detached	<b>Type:</b>	Bungalow(1 Storey)	<b>Total Beds:</b>	3	<b>Total Baths:</b>	1
<b>Builder:</b>		<b>Model:</b>		<b>Beds AG:</b>	3	<b>FB/PR Bths:</b>	1/0
<b>Year Built:</b>	1987/Approx	<b>#Gar:</b>	0	<b>Beds BG:</b>	0	<b>Ensuites:</b>	0
<b>Parking Desc:</b>	Gravel			<b>#Cover:</b>	0	<b>Total Park:</b>	5
<b>Heat Desc:</b>	Baseboard			<b>Heat Fuel:</b>	Electricity		
<b>Air Conditioning:</b>	None			<b>Roof:</b>	Asphalt Shingle		
<b>Water Supply:</b>	Lake Intake			<b># FP:</b>		<b>FP Fuel:</b>	
<b>Exterior Finish:</b>	Wood			<b>Sewer:</b>	Other (See Remarks)		
<b>Foundation:</b>	Other (See Remarks)			<b>Construction:</b>			
<b>Basement Desc:</b>	None			<b>Basement Dev:</b>	None (No Basement)		
<b>Floor Covering:</b>	Mixed			<b>Fire Retrofit:</b>	N/A		
<b>Appliances Incl:</b>	Microwave, Refrigerator, Stove						
<b>Feat/Equip Incl:</b>	Storage Shed						
<b>Site Influences:</b>	Acreage, Hydro, Lakefront, Waterfront, Wooded Area						
<b>Neigh Influences:</b>	Golf Nearby, Recreation Nearby, Shopping Nearby, Water Nearby						
<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
KITCH	Main	7'10" x 11'6"	LVDIN	Main	13'4" x 19'6"	BEDRM	Main	9'3" x 11'3"	BEDRM	Main	9'3" x 11'8"
BEDRM	Main	7'4" x 9'3"	BATH3	Main							

**Other Property Information**

**Assoc/POTL Fee:** \$200.00/Year includes Ground Maintenance  
**Taxes/Yr:** \$2,867.00/2023  
**Assmt/Yr:**  
**Survey/Yr:**

**Office Information**

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