



**SCOTT BURNS**

Broker Of Record

RIDEAU REALTY LIMITED, Brokerage

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http://www.rideaurealty.ca

**117 PINE RIDGE ROAD, Elgin K0G 1E0**

**ML#: 1401236**



**Status:** Active  
**Dist/Neigh:** 817- Rideau Lakes (S Crosby) Twp  
**Municipality:** Rideau Lakes Twp  
**Neigh Name:** Sand Lake  
**Lot Size:** 195' x 359'  
**Zoning:**  
**Zoning Desc:** Seasonal/Recreational  
**Legal Desc:** PT LT 12 CON 7 SOUTH CROSBY AS IN SC8575; T/W SC8575 & LR148530 TOWNSHIP OF RIDEAU LAKES

**List Price:** \$699,000  
**Sub Type:** Residential  
**Fronting:** East  
**# Acres:** 1.150  
**IrregSqFt:**  
**Seasonal:**

**Directions/Remarks**

**Directions:** From Highway 15 turn onto Davis Lock Rd then left onto Pine Ridge Lane and follow to pin#117 (look for realtor signs)

**Public Remarks:** This beautiful turn key 3 bed, 1 bath furnished cottage on Sand Lake won't disappoint. The lot provides nice privacy with 195' of clean swimmable waterfront on almost 1.2 acres. This includes land across the road that also has waterfront in the back bay. Great dry boat house, excellent dock, spacious level yard, over 785 sq/f of decking for outdoor entertaining, incredible lake views.....all this and we have not even stepped inside the cottage yet! The cottage has a great open layout between the kitchen, dining and living areas that all take advantage of the expansive lake views. Three nice size bedrooms, great 3 pc bath with large walk in shower and there is even a laundry room. The heat pump provides heating in the shoulder seasons and cooling in the summer. The water supply is drawn from the lake and there is a septic system in place. Sand Lake has great fishing and endless boating on the Rideau System. Don't miss out! Viewings 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> 1962/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> 4
<b>Heat Desc:</b> Heat Pump		<b>Heat Fuel:</b> Electricity	
<b>Air Conditioning:</b> Heat Pump		<b>Roof:</b> Metal	
<b>Water Supply:</b> Lake Intake		<b># FP:</b>	<b>FP Fuel:</b>
<b>Exterior Finish:</b> Siding		<b>Sewer:</b> Septic Installed	
<b>Foundation:</b> Other (See Remarks)		<b>Construction:</b>	
<b>Basement Desc:</b> Other (See Remarks)		<b>Basement Dev:</b> None (No Basement)	
<b>Floor Covering:</b> Laminate		<b>Fire Retrofit:</b> N/A	
<b>Appliances Incl:</b> Dryer, Microwave, Refrigerator, Stove, Washer			
<b>Feat/Equip Incl:</b> Ceiling Fan			
<b>Site Influences:</b> BoatHouse, Deck, Hydro, Lakefront, Treed Lot, Waterfront			
<b>Neigh Influences:</b> Golf Nearby, Recreation Nearby, Water Nearby			
<b>Exclusions:</b> Personal Items			
<b>Rental Equip:</b> None			
<b>Secondary Dwelling Unit (SDU):</b> No			

**Room Information**

<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>
KITCH	Main	11'4" x 11'5"	DINRM	Main	8'6" x 11'11"	LIVRM	Main	18'2" x 11'5"	BEDRM	Main	9'6" x 15'2"
BEDRM	Main	9'6" x 8'5"	BEDRM	Main	9'6" x 7'6"	BATH3	Main		LAUND	Main	5'1" x 6'3"

**Other Property Information**

**Assoc/POTL Fee:** \$200.00/Year includes Other (Describe)  
**Taxes/Yr:** \$3,455.00/2023 **Assmt/Yr:**  
**Multimedia URL:** <https://youtu.be/j0s7DC8KZtE> **Survey/Yr:**  
**Addl Images URL:** <https://360panos.org/panos/117PineRidgeLn/>

**Office Information**

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