



SCOTT BURNS
 Broker Of Record
 RIDEAU REALTY LIMITED, Brokerage
 scottburnsrealty@gmail.com
 http://www.rideaurealty.ca

1592A DAVIS LOCK ROAD, Elgin K0G 1E0

ML#: 1402717



Status: Active
Dist/Neigh: 817- Rideau Lakes (S Crosby) Twp
Municipality: Rideau Lakes Twp
Neigh Name: Opinicon Lake
Lot Size: 250' x '
Zoning:
Zoning Desc: Residential
List Price: \$1,139,000
Sub Type: Residential
Fronting: South
Acres: 7.690
IrregSqt:
Seasonal:

Legal Desc: FIRSTLY: PT LT 13 CON 8 SOUTH CROSBY PT 1 28R3598; T/W LR302981; S/T LR47660; S/T LR217525; SECONDLY: PT LT 14 CON 8 SOUTH CROSBY PTS 60,61,62 & 63 28R11809; S/T AN EASEMENT OVER PT 60 & 62 28R11809 LR335138 EXCEPT BELL CANADA EASEMENT THEREIN TOGETHER WITH AN EASEMENT OVER PTS 48 AND 59 28R11809 AS IN LE62599 TOWNSHIP OF RIDEAU LAKES

Directions/Remarks

Directions: From Highway 15 turn onto Davis Lock Rd and drive approx. 7.5 kms to pin#1592A (look for realtor for sale sign).
Public Remarks: Welcome to OPINICON LAKE & this private, sprawling 7.6+ ac property complete with 250' of waterfront & a gorgeous 4 bed 2.5 bath country home with stunning lake views! Features include a large kitchen with huge island & built in stainless steel appliances; great room with towering vaulted ceiling & beautiful propane fireplace & separate wood stove; main floor primary suite w/walk in closet & ensuite; large 3 season sunroom; & partially finished walkout basement with lots of storage & a wine cellar! Includes a Generac back up generator. Wrap around front porch, multiple decks facing the lake with easy stairs down to your permanent dock & added adjustable dock provide 100' of docking for your water toys. The original 4 season cottage is now a 1 bed, 1 bath guest house w/kitchen/living area & single attached garage. There is a separate 20'x26' hanger style garage. Watch the listing video, take the virtual tour & book your appt to view to really appreciate all this property has to offer.

Property Information

Style: Detached
Builder:
Year Built: 1996/Approx
Parking Desc: 1 Garage Attached, 2 Garage Attached
Heat Desc: Forced Air
Air Conditioning: Central
Water Supply: Drilled Well
Exterior Finish: Siding
Foundation: Block
Basement Desc: Part
Floor Covering: Mixed
Appliances Incl: Built/In Oven, Cooktop, Dishwasher, Dryer, Stove, Washer, 2 Fridges
Feat/Equip Incl: Wood Stove
Site Influences: Acreage, Deck, Hydro, Lakefront, Private, Waterfront, Wooded Area
Neigh Influences: Golf Nearby, Paved Road, Recreation Nearby, Shopping Nearby
Exclusions: Personal Items
Rental Equip: Propane Tank
Secondary Dwelling Unit (SDU):No

Type: 2 Storey
Model:
#Gar: 3
Total Beds: 4
Beds AG: 4
Beds BG: 0
#Cover: 3
Heat Fuel: Propane, Wood
Roof: Asphalt Shingle, Metal
FP: 1
Sewer: Septic Installed
Construction:
Basement Dev: Partly Finished
Fire Retrofit: N/A
Total Baths: 3
FB/PR Bths: 2/1
Ensuites: 1
Total Park: 6
FP Fuel: Gas

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
KITCH	Main	18'3" x 16'4"	GREATRM	Main	18'3" x 25'1"	DINRM	Main	12'11" x 12'5"	LAUND	Main	9'5" x 8'10"
BATH2	Main		MBED	Main	17'11" x 16'8"	ENS4PC	Main		WALKIN	Main	6'5" x 7'9"
SUNRM	Main	17'11" x 10'11"	BEDRM	2nd	10'11" x 14'6"	BEDRM	2nd	11'1" x 14'4"	BEDRM	2nd	13'7" x 12'9"
BATH4	2nd		RECRM	Bsmt	18'3" x 20'11"	WINE	Bsmt	5'6" x 10'11"			

Other Property Information

Assoc/POTL Fee: \$0.00
Taxes/Yr: \$6,880.00/2023
Multimedia URL: https://youtu.be/gjgl7D9w_KA
Addl Images URL: <https://360panos.org/panos/1592ADavis/>
Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage