



**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 1' Irregular  
**Zoning:**  
**Zoning Desc:** Residential  
**Possession:** Immediate  
**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

**List Price:** \$1,119,000  
**Sub Type:** Residential  
**Fronting:** South  
**# Acres:** 7.690  
**Seasonal:**

**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		PRBED	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"			

**Pets Allowed:**

**Other Property Information**

**Taxes/Yr:** \$6,880.00/2023  
**Assoc/POTL Fee:** \$0.00  
**Multimedia URL:** [https://youtu.be/gjql7D9w\\_KA](https://youtu.be/gjql7D9w_KA)  
**Addl Images URL:** <https://360panos.org/panos/1592ADavis/>  
**Assmt/Yr:**  
**Survey/Yr:**

**Office Information**

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

**Conditional/Sold/Other Information**

**FD:**  
**DOM:** 38  
**SRD:**  
**PR:**  
**SD:**  
**CD:**  
**SP:**