



**STEVE WELLS**  
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**308 MARINA ROAD, Elgin K0G 1E0**

**ML#: 1401908**



**Status:** Active  
**Dist/Neigh:** 817- Rideau Lakes (S Crosby) Twp  
**Municipality:** Rideau Lakes Twp  
**Neigh Name:** Elgin  
**Lot Size:** 176' x 390' **Irregular**  
**Zoning:** RW  
**Zoning Desc:** RW  
**Possession:** TBD  
**Legal Desc:** PART LOT 19 CONCESSION 7 SOUTH CROSBY, PART 1 PLAN 28R7652 TOGETHER WITH AN EASEMENT OVER PART LOT 19 CONCESSION 7 SOUTH CROSBY PART 5 28R15025 AS IN LE114926 TOWNSHIP OF RIDEAU LAKES

**List Price:** \$949,000  
**Sub Type:** Residential  
**Fronting:** North  
**# Acres:**  
**Seasonal:** No

**Directions/Remarks**

**Directions:** From Hwy 15 turn onto Chaffey's Lock Rd. Follow for 7km and then turn onto Marina Rd. Follow Marina Rd all the way to Indian Lake Marina (1.3km). Follow the road through the Marina keeping right. Property is 250 meters from the stop sign.

**Public Remarks:** Welcome to 308 Marina Rd. This four season bungalow features 176ft approx. of swimmable waterfront on Indian Lake which is part of Rideau System. The main floor has an eat in kitchen which flows nicely into living area that boasts wall to wall windows and a vaulted ceiling. Off the living room, you have a beautiful deck that stretches the length of the home, perfect for entertaining or just enjoying the views. Finishing off the main level is the primary bedroom which has a 3pc ensuite, two additional bedrooms and a 4pc bathroom. The lower-level walkout has 2 additional bedrooms, 3pc washroom, a kitchen & a large family room again with wall-wall windows with lots of natural light. The lower level has its own entryway making this great opportunity for it to be used as an in-law suite! Outside you will find a beautiful stoned patio that over looks the water which takes you to the stairs that leads you to the large dock. Life is sure better on the lake, book your showing today and see why!

**Property Information**

**Style:** Detached  
**Builder:**  
**Year Built:** Unknown  
**Parking Desc:** None  
**Heat Desc:** Forced Air  
**Air Conditioning:** None  
**Water Supply:** Drilled Well  
**Exterior Finish:** Brick, Wood  
**Foundation:** Block  
**Basement Desc:** Full  
**Floor Covering:** Carpet Over & Wood, Hardwood, Vinyl  
**Appliances Incl:** Dishwasher, Hood Fan, Refrigerator  
**Feat/Equip Incl:** Ceiling Fan, Drapery Tracks, Drapes, In-Law Suite, Storage Shed, Wood Stove  
**Site Influences:** Waterfront  
**Rental Equip:** Propane Tank  
**Restrictions:** Unknown  
**Assistive Feat:** No  
**Secondary Dwelling Unit (SDU):** No

**Type:** Bungalow(1 Storey)  
**Model:**  
**#Gar:** 0

**Total Beds:** 5  
**Beds AG:** 3  
**Beds BG:** 2  
**#Cover:** 0  
**Heat Fuel:** Propane  
**Roof:** Metal  
**# FP:** 1  
**Sewer:** Septic Installed  
**Construction:** Fully Finished  
**Basement Dev:**  
**Fire Retrofit:** N/A

**Total Baths:** 3  
**FB/PR Bths:** 3/0  
**Ensuites:** 1  
**Total Park:** 10  
**FP Fuel:** Wood

**Room Information**

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
KITCH	Main	14'9" x 9'3"	DINRM	Main	8'8" x 13'0"	LIVRM	Main	19'10" x 17'0"	PRBED	Main	10'10" x 15'9"
ENS3PC	Main	5'0" x 8'9"	BEDRM	Main	11'0" x 13'7"	BATH4	Main	7'5" x 7'4"	BEDRM	Main	11'1" x 12'5"
BEDRM	Bsmt	11'0" x 13'0"	BEDRM	Bsmt	11'3" x 11'7"	BATH3	Bsmt	6'3" x 7'5"	LIVRM	Bsmt	19'11" x 17'8"
KITCH	Bsmt	13'3" x 8'5"	UTIL	Bsmt	25'11" x 12'10"	STORE	Bsmt	17'3" x 17'0"			

**Pets Allowed:**

**Other Property Information**

**Taxes/Yr:** \$5,552.00/2023  
**Assoc/POTL Fee:** \$0.00  
**Multimedia URL:** <https://www.youtube.com/watch?v=Q5-UT5MsYb8>  
**Add Images URL:** <https://my.matterport.com/show/?m=Xgjoea7wHj3>

**Assmt/Yr:**  
**Survey/Yr:**

**Office Information**

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

**Conditional/Sold/Other Information**

**FD:**  
**DOM:**  
**SRD:**

**PR:**  
**SD:**  
**CD:**  
**SP:**