



**308 Marina Rd** **List: \$799,000 For: Sale**  
**Rideau Lakes Ontario K0G 1E0**  
 Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp Leeds and Grenville  
**SPIS:** N **Taxes:** \$5,774.86/2024

Detached **Front On:** N **Rms:** 9 + 5  
**Link:** N **Acre:** **Bedrooms:** 3 + 2  
 Bungalow **Washrooms:** 3  
 1x3xMain, 1x4xMain, 1x3xBsmt

**Lot:** 176 x 390 Feet **Irreg:** 1  
**Dir/Cross St:** Chaffeys Lock Rd and Marina Rd

**MLS#:** X12052584 **PIN#:** 442860215  
**Possession Remarks:** Flexible

<b>Kitchens:</b> 1 + 1	<b>Exterior:</b> Brick / Wood	<b>Zoning:</b> RW
<b>Fam Rm:</b> N	<b>Drive:</b>	<b>Cable TV:</b>
<b>Basement:</b> Finished / Full	<b>Gar/Gar Spcs:</b> None / 0	<b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive Park Spcs:</b> 10	<b>Gas:</b>
<b>Heat:</b> Forced Air / Propane	<b>Tot Prk Spcs:</b> 10	<b>Phone:</b>
<b>A/C:</b> None	<b>UFFI:</b>	<b>Water:</b> Well
<b>Central Vac:</b> N	<b>Pool:</b> None	<b>Water Supply:</b> Drilled Well
<b>Apx Age:</b>	<b>Energy Cert:</b>	<b>Sewer:</b> Septic
<b>Apx Sqft:</b>	<b>Cert Level:</b>	<b>Spec Desig:</b> Unknown
<b>Assessment:</b>	<b>GreenPIS:</b>	<b>Farm/Agr:</b>
<b>POTL:</b>	<b>Prop Feat:</b> Fireplace/Stove, Waterfront, Waterfront	<b>Waterfront:</b> Direct
<b>POTL Mo Fee:</b>		<b>Retirement:</b>
<b>Elevator/Lift:</b>		<b>Oth Struct:</b> Shed
<b>Laundry Lev:</b>		
<b>Phys Hdcap-Eqp:</b>		

**Water Body Type:** Lake **Shoreline:** Clean  
**Water Frontage (M):** 53.64 **Shoreline Allowance:** None  
**Water Features:** Stairs to Waterfront, Dock **Alternative Power:** None  
**Access to Property:** R.O.W. (Deeded) **Easements/Restrict:** Unknown  
**Docking Type:** Private **Waterfront Accessory Bldgs:** Not Applicable  
**Water View:** Partially Obstructive  
**Channel Name:** Indian Lake  
**WaterfrontYN:** Y  
**Waterfront:** Direct

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	14.73	x 9.22	
2	Dining	Main	8.66	x 12.99	
3	Living	Main	19.82	x 16.99	
4	Prim Bdrm	Main	10.83	x 15.75	
5	Bathroom	Main	4.99	x 8.73	
6	Br	Main	10.99	x 13.58	
7	Bathroom	Main	7.41	x 7.32	
8	Br	Main	11.06	x 12.4	
9	Br	Bsmt	10.99	x 12.99	
10	Br	Bsmt	11.22	x 11.58	
11	Bathroom	Bsmt	6.23	x 7.41	
12	Living	Bsmt	19.91	x 17.65	
13	Kitchen	Bsmt	13.22	x 8.4	
14	Utility	Bsmt	25.89	x 12.83	
15	Other	Bsmt	17.22	x 16.99	

**Client Remks:** 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!

**Extras:**