



**ZACH SHEA**  
 Broker  
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**659 INDIAN LAKE ROAD, Elgin K0G 1E0**

**ML#: 1408765**



**Status:** Active  
**Dist/Neigh:** 817- Rideau Lakes (S Crosby) Twp  
**Municipality:** Indian Lake  
**Neigh Name:** 126' x 169' Irregular  
**Lot Size:** Irregular  
**Zoning:** Recreational  
**Zoning Desc:** TBD  
**Possession:** TBD  
**Legal Desc:** PT LT 21 CON 8 SOUTH CROSBY AS IN LR302411; S/T & T/W LR302411; RIDEAU LAKES

**List Price:** \$490,000  
**Sub Type:** Residential  
**Fronting:** Northwest  
**# Acres:**  
**Seasonal:**

**Directions/Remarks**

**Directions:** From Hwy. 15 turn onto Chaffey's Lock Rd - Right onto Indian Lake Rd. - Follow to Pin #659.  
**Public Remarks:** Welcome to 659 Indian Lake Road located on Indian Lake of the Rideau System, a UNESCO World Heritage Site, with lockless access to 6 lakes! This turnkey, fully equipped, 2-bedroom, 1-bath cottage sits on a sloping, treed lot with wonderful views overlooking Indian Lake. Features include Starlink Internet, heat pump (heat and A/C), a wraparound deck, metal roof, large screened porch, and even a bonus loft area that could work as a 3rd bedroom. Cottage is serviced via a septic system and lake water intake, and a WETT certified wood stove. Comes with fully furnished with everything you see at the cottage including: 14' aluminum boat, 9.9hp motor, kayak, bikes, tools, fishing gear, etc. Just minutes away from the Opinicon Resort, Cataragui Trail, Chaffey's Lock, and Loonie Sports Club is a five minute walk away for pickleball and basketball. Call today to book your private viewing!

**Property Information**

**Style:** Detached  
**Builder:**  
**Year Built:** 1967/Approx  
**Parking Desc:** Open, Gravel  
**Heat Desc:** Heat Pump, Wood Plus  
**Air Conditioning:** Heat Pump  
**Water Supply:** Lake Intake  
**Exterior Finish:** Wood  
**Foundation:** Other (See Remarks)  
**Basement Desc:** None  
**Floor Covering:** Laminate, Vinyl  
**Appliances Incl:** Refrigerator, Stove  
**Feat/Equip Incl:** Drapes, Furnished, Hot Water Tank, Storage Shed, Wood Stove  
**Site Influences:** Hydro, Lakefront, Recreational, Screened Porch, Waterfront  
**Neigh Influences:** Recreation Nearby, Shopping Nearby, Water Nearby  
**Rental Equip:** None  
**Secondary Dwelling Unit (SDU):** No

**Type:** Bungalow with Loft  
**Model:**  
**#Gar:** 0

**Total Beds:** 2  
**Beds AG:** 2  
**Beds BG:** 0  
**#Cover:** 0  
**Heat Fuel:** Electricity, Wood  
**Roof:** Metal  
**# FP:** 1  
**Sewer:** Septic Installed  
**Construction:**  
**Basement Dev:** None (No Basement)  
**Fire Retrofit:** N/A

**Total Baths:** 1  
**FB/PR Bths:** 1/0  
**Ensuites:** 0  
**Total Park:** 5  
**FP Fuel:** Wood

**Room Information**

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LVDIN	Main	27'4" x 11'8"	KITCH	Main	9'0" x 7'2"	BATH3	Main		BEDRM	Main	11'6" x 7'6"
BEDRM	Main	8'2" x 7'11"	SITTING	Main	15'3" x 11'10"	LOFT	2nd	12'6" x 7'4"			

**Pets Allowed:**

**Other Property Information**

**Taxes/Yr:** \$2,835.00/2023  
**Assmt/Yr:**  
**Survey/Yr:**  
**Assoc/POTL Fee:** \$0.00

**Office Information**

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

**Conditional/Sold/Other Information**

**FD:**  
**DOM:** 0  
**SRD:**  
**PR:**  
**SD:**  
**CD:**  
**SP:**

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