



ZACH SHEA
 Broker
 Ph: 613 331-2635
 zachshearealty@gmail.com
 http://www.rideaurealty.ca



70B POWELL BAY ROAD, Elgin K0G 1E0

ML#: 1409515



Status: Active
Dist/Neigh: 817- Rideau Lakes (S Crosby) Twp
Municipality:
Neigh Name: Sand Lake
Lot Size: 66.5' x 141'
Zoning:
Zoning Desc: Residential
Possession: TBD
Legal Desc: PT LT 12 CON 5 SOUTH CROSBY PT 3 & 4, 28R10094; T/W LR89280 & LR308207; TOWNSHIP OF RIDEAU LAKES

List Price: \$649,900
Sub Type: Residential
Fronting: North
Acres:
Seasonal:

Directions/Remarks

Directions: From Hwy. 15 turn onto Davis Lock Rd. - Left onto Bush Rd. - Right onto Battams Rd. - Right onto Powell Bay Rd. - Follow to Pin #70B.
Public Remarks: Welcome to 70B Powell Bay Road located on Sand Lake of the Rideau System! This 2-bed, 1-bath home sits just steps away from the lake. A large composite deck with glass railings offers an amazing view of Sand Lake. The home has lots of updates including: flooring, propane fireplace, propane furnace, central air, windows/doors, deck, etc. There is also a large detached 2-car garage that has been insulated, drywalled, and a propane heat source added. Home is serviced via a well and holding tank. Whether you're looking for a year-round home or an easy, low maintenance cottage for the Summer, this is it! Call today to book your private showing.

Property Information

Style: Detached	Type: Bungalow(1 Storey)	Total Beds: 2	Total Baths: 1
Builder:	Model:	Beds AG: 2	FB/PR Bths: 1/0
Year Built: 1992/Approx	#Gar: 2	Beds BG: 0	Ensuites: 0
Parking Desc: 2 Garage Detached, Gravel		#Cover: 0	Total Park: 5
Heat Desc: Forced Air		Heat Fuel: Propane	
Air Conditioning: Central		Roof: Asphalt Shingle	
Water Supply: Drilled Well		# FP: 1	FP Fuel: Gas
Exterior Finish: Vinyl		Sewer: Other (See Remarks)	
Foundation: Poured Concrete		Construction:	
Basement Desc: Crawl		Basement Dev: Unfinished	
Floor Covering: Laminated, Vinyl		Fire Retrofit: N/A	
Appliances Incl: Microwave/Hood Fan, Refrigerator, Stove			
Site Influences: Deck, Lakefront, Waterfront			
Neigh Influences: Golf Nearby, Playground Nearby, Water Nearby			
Exclusions: Hot tub & primary bedroom wardrobe			
Rental Equip: Propane tanks (x3)			
Restrictions: Right Of Way			
Secondary Dwelling Unit (SDU): No			

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
FOYER	Main	6'2" x 4'0"	LIVRM	Main	14'0" x 10'6"	KITCH	Main	9'0" x 13'3"	BATH3	Main	
LAUND	Main	3'0" x 5'0"	PRBED	Main	13'3" x 9'3"	BEDRM	Main	8'8" x 9'2"			

Pets Allowed:

Other Property Information

Taxes/Yr: \$2,985.00/2023
Assmt/Yr:
Assoc/POTL Fee: \$300.00/Year includes Snow Removal
Survey/Yr:

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

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