



**ZACH SHEA**  
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**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**

<b>Style:</b> Detached	<b>Type:</b> Bungalow(1 Storey)	<b>Total Beds:</b> 2	<b>Total Baths:</b> 1
<b>Builder:</b>	<b>Model:</b>	<b>Beds AG:</b> 2	<b>FB/PR Bths:</b> 1/0
<b>Year Built:</b> 1992/Approx	<b>#Gar:</b> 2	<b>Beds BG:</b> 0	<b>Ensuites:</b> 0
<b>Parking Desc:</b> 2 Garage Detached, Gravel		<b>#Cover:</b> 0	<b>Total Park:</b> 5
<b>Heat Desc:</b> Forced Air		<b>Heat Fuel:</b> Propane	
<b>Air Conditioning:</b> Central		<b>Roof:</b> Asphalt Shingle	
<b>Water Supply:</b> Drilled Well		<b># FP:</b> 1	<b>FP Fuel:</b> Gas
<b>Exterior Finish:</b> Vinyl		<b>Sewer:</b> Other (See Remarks)	
<b>Foundation:</b> Poured Concrete		<b>Construction:</b>	
<b>Basement Desc:</b> Crawl		<b>Basement Dev:</b> Unfinished	
<b>Floor Covering:</b> Laminate, Vinyl		<b>Fire Retrofit:</b> N/A	
<b>Appliances Incl:</b> Dryer, Microwave/Hood Fan, Refrigerator, Stove, Washer			
<b>Site Influences:</b> Deck, Lakefront, Waterfront			
<b>Neigh Influences:</b> Golf Nearby, Playground Nearby, Water Nearby			
<b>Exclusions:</b> Hot tub & primary bedroom wardrobe			
<b>Rental Equip:</b> Propane tanks (x3)			
<b>Restrictions:</b> Right Of Way			
<b>Secondary Dwelling Unit (SDU):</b> 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:**