



**ZACH SHEA**  
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**21 FOX RUN, Elgin K0G 1E0**

**ML#: 1407240**



**Status:** Active  
**Dist/Neigh:** 817- Rideau Lakes (S Crosby) Twp  
**Municipality:** Rideau Lakes Twp  
**Neigh Name:** Opinicon Lake  
**Lot Size:** 165' x 0' Irregular  
**Zoning:**  
**Zoning Desc:** Residential  
**Possession:** TBD  
**Legal Desc:** PT LT 13 CON 8 SOUTH CROSBY PT 12 TO 16, 28R2840; S/T & T/W LR119608; RIDEAU LAKES SUBJECT TO AN EASEMENT OVER PART 13 AND 15 PLAN 28R2840 IN FAVOUR OF PART LOT 13 CON 8 PART 2 PLAN 28R2840 AS IN LE116659

**List Price:** \$750,000  
**Sub Type:** Residential  
**Fronting:** Southeast  
**# Acres:** 2.690  
**Seasonal:**

Directions/Remarks

**Directions:** From Hwy. 15 take Davis Lock Rd. to Fox Run.

**Public Remarks:** Here is your chance to own multiple dwellings with 165 feet of waterfrontage on Opinicon Lake of the Rideau System! The property is 2.69-acres complete with a well and septic. The main house includes a kitchen/dining, living room, sitting room, and full bath on the main level with hardwood flooring throughout. The primary bedroom is in the walkout basement complete with an ensuite and double-sided fireplace. There is also a large screened-in porch off of the kitchen. Walk through the enclosed breezeway to a separate in-law suite located above the 2-car garage. Complete with a kitchenette and 3-piece bath as well as a screened-in porch overlooking Davis Lockstation. Heated via a woodstove. Across the road is a separate, fully insulated 1-bed, 1-bath cottage with a single car garage and a screened porch heated via a woodstove. Property also includes a backup generator! This is a unique property and one you are not going to want to miss so call today for more information!

Property Information

**Style:** Detached  
**Builder:**  
**Year Built:** 1988/Approx  
**Parking Desc:** 1 Garage Detached, 2 Garage Detached, Open  
**Heat Desc:** Baseboard, Wood Plus  
**Air Conditioning:** Heat Pump  
**Water Supply:** Drilled Well  
**Exterior Finish:** Wood  
**Foundation:** Block, Other (See Remarks)  
**Basement Desc:** Full  
**Floor Covering:** Carpet Wall To Wall, Ceramic, Hardwood  
**Appliances Incl:** Dishwasher, Dryer, Refrigerator, Stove, Washer  
**Feat/Equip Incl:** Furnished, In-Law Suite, Wood Stove  
**Site Influences:** Boat Access, Lake Privileges, Lakefront, Lakeview, Screened Porch, Walkout, Water Access, Waterfront  
**Neigh Influences:** Golf Nearby, Playground Nearby, Water Nearby  
**Exclusions:** Personal items.  
**Rental Equip:** None.  
**Secondary Dwelling Unit (SDU):** No

**Type:** Bungalow(1 Storey)  
**Model:**  
**#Gar:** 3  
**Total Beds:** 3  
**Beds AG:** 3  
**Beds BG:** 0  
**#Cover:** 0  
**Heat Fuel:** Electricity, Wood  
**Roof:** Asphalt Shingle  
**# FP:** 5  
**Sewer:** Septic Installed  
**Construction:**  
**Basement Dev:** Partly Finished  
**Fire Retrofit:** N/A  
**Total Baths:** 4  
**FB/PR Bths:** 4/0  
**Ensuites:** 2  
**Total Park:** 6  
**FP Fuel:** Wood

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
EPRCH	Main	19'7" x 12'0"	KITCH	Main	13'0" x 11'3"	DINRM	Main	11'7" x 9'0"	SITTING	Main	9'4" x 9'4"
LIVRM	Main	14'9" x 9'11"	BATH4	Main		LOFT	2nd		RECRM	Lower	14'7" x 11'11"
PRBED	Lower	13'0" x 14'4"	ENS3PC	Lower		SERMKS	Other	20'11" x 17'8"	ENS3PC	Other	
GREATRM	SDU	15'0" x 19'10"	BEDRM	SDU	9'0" x 8'3"	BATH3	SDU				

**Pets Allowed:**

Other Property Information

**Taxes/Yr:** \$4,654.00/2023  
**Assmt/Yr:**  
**Assoc/POTL Fee:** \$400.00/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:**