



**STEVE WELLS**  
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**1748B OPINICON ROAD, Elgin K0G 1E0** **ML#: 1406429**



**Status:** Active  
**Dist/Neigh:** 817- Rideau Lakes (S Crosby) Twp  
**Municipality:** Chaffey's Locks  
**Neigh Name:** 130' x 78' Irregular  
**Lot Size:** Irregular  
**Zoning:** RG  
**Zoning Desc:** TBD  
**Possession:** TBD  
**Legal Desc:** PT LT 17 CON 8 SOUTH CROSBY PT 1, 2, 3 & 4 28R6452; RIDEAU LAKES

**List Price:** \$399,000  
**Sub Type:** Residential  
**Fronting:** East  
**# Acres:**  
**Seasonal:** Yes

**Directions/Remarks**

**Directions:** From Hwy 15 turn onto Chaffeys Lock Rd, follow the road for 10 km, as soon as you cross the Chaffeys Lock Bridge, turn right onto the private lane way. Go straight and the property will be on the left side at the top of the hill (Follow directionals)

**Public Remarks:** Looking for a waterfront property without the waterfront price tag? Look no further, welcome to 1748B Opinicon Road. This cottage is located on Parks Canada Leased Land (\$1316 per annum), with your own private water access with an 8x20 dock. Built in 1932 (approx), this cottage has had some recent upgrades but still holds its original charm. Located on an elevated lot with unobstructed views of the water, enjoy your mornings sitting on your enclosed porch watching the sunrise. This cottages features 2 beds and 1-4pc bathroom, which was upgraded in 2018. Behind the main cottage you will find a bunkie that has been separated into 3 rooms, boasting with loads of potential, waiting for you to put the finishing touches on. Also located on the property is detached garage, large enough for a car or perfect for storage. Holding tank added in 2001, plumbing upgraded 2003, Electrical upgraded 2004, Roof 2016, water filtration system 2017, wood stove 2021, water pump 2023. Book your showing today

**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> 1932/Approx	<b>#Gar:</b> 1	<b>Beds BG:</b> 0	<b>Ensuites:</b> 0
<b>Parking Desc:</b> 1 Garage Detached		<b>#Cover:</b> 1	<b>Total Park:</b> 2
<b>Heat Desc:</b> Baseboard, Wood Plus		<b>Heat Fuel:</b> Electricity	
<b>Air Conditioning:</b> None		<b>Roof:</b> Asphalt Shingle	
<b>Water Supply:</b> Lake Intake, Other (See Remarks)		<b># FP:</b> 1	<b>FP Fuel:</b> Wood
<b>Exterior Finish:</b> Wood Siding		<b>Sewer:</b> Other (See Remarks)	
<b>Foundation:</b> Other (See Remarks)		<b>Construction:</b>	
<b>Basement Desc:</b> None		<b>Basement Dev:</b> None (No Basement)	
<b>Floor Covering:</b> Carpet Over & Wood, Laminate, Softwood		<b>Fire Retrofit:</b> N/A	
<b>Appliances Incl:</b> Dryer, Microwave, Refrigerator, Stove, Washer			
<b>Feat/Equip Incl:</b> Furnished			
<b>Site Influences:</b> Lakefront, Screened Porch, Water Access			
<b>Neigh Influences:</b> Golf Nearby, Shopping Nearby, Water Nearby			
<b>Exclusions:</b> Personal items			
<b>Rental Equip:</b> NONE			
<b>Restrictions:</b> Other (See Remarks)			
<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
EPRCH	Main	25'4" x 7'5"	LIVRM	Main	14'7" x 11'7"	DINRM	Main	10'9" x 9'4"	BATH4	Main	6'0" x 9'4"
BEDRM	Main	10'3" x 9'5"	PRBED	Main	11'7" x 13'0"	LAUND	Main	11'7" x 6'2"	STORE	SDU	10'4" x 8'4"
WKSHP	SDU	5'10" x 8'4"	STORE	SDU	9'3" x 8'4"						

**Pets Allowed:**

**Other Property Information**

**Taxes/Yr:** \$2,985.00/2023  
**Assoc/POTL Fee:** \$0.00  
**Multimedia URL:** <https://www.youtube.com/watch?v=t0rLKcod1Ys>  
**Add Images URL:** <https://360panos.org/panos/1748BOpiniconRd/>

**Assmt/Yr:**  
**Survey/Yr:**

**Office Information**

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

**Conditional/Sold/Other Information**

**FD:**  
**DOM:**  
**SRD:**

**PR:**  
**SD:**

**CD:**  
**SP:**