



**70B Powell Bay Rd** **List: \$599,900 For: Sale**  
**Rideau Lakes Ontario K0G 1E0**  
 Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp Leeds and Grenville  
**SPIS: N** **Taxes: \$3,104/2024**

Detached **Front On: S** **Rms: 5**  
**Link: N** **Acre:** **Bedrooms: 2**  
 Bungalow **Washrooms: 1**  
 1x3xMain

**Lot: 66.5 x 140.98 Feet Irreg:**  
**Dir/Cross St: Powell Bay Rd. & Battams Rd.**

**MLS#: X12080419** **PIN#: 442900074**  
**Assignment: N** **Fractional Ownership: N**  
**Possession Remarks: TBD**

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Crawl Space <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Propane <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> 31-50 <b>Apx Sqft:</b> 700-1100 <b>Assessment:</b> <b>POTL:</b> N <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> Main <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Vinyl Siding <b>Drive:</b> Private <b>Gar/Gar Spcs:</b> Detached / 2 <b>Drive Park Spcs:</b> 3 <b>Tot Prk Spcs:</b> 5 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> N <b>Cert Level:</b> <b>GreenPIS:</b> N <b>Prop Feat:</b> Fireplace/Stove, Lake/Pond, Waterfront, Waterfront	<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Well <b>Water Supply:</b> Drilled Well <b>Sewer:</b> Tank <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> Direct <b>Retirement:</b> <b>Oth Struct:</b>
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**Water Body Type:** Lake  
**Water Frontage (M):** 20.27  
**Water Features:** Dock, Winterized  
**Access to Property:** Year Round Private Road  
**Docking Type:** Private  
**Water View:** Direct  
**Channel Name:** Sand Lake  
**WaterfrontYN:** Y  
**Waterfront:** Direct

**Shoreline:** Deep, Mixed  
**Shoreline Allowance:** Owned  
**Shoreline Exp:** Sw  
**Alternative Power:** None  
**Easements/Restrict:** Right Of Way  
**Waterfront Accessory Bldgs:** Not Applicable

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	6.17	x 4	
2	Living	Main	14	x 10.5	South View Electric Fireplace
3	Kitchen	Main	9	x 13.25	South View W/O To Deck
4	Laundry	Main	3	x 5	
5	Prim Bdrm	Main	13.25	x 9.25	
6	2nd Br	Main	8.67	x 9.17	

**Client Remks:** Welcome to your perfect waterfront retreat on beautiful Sand Lake, part of the sought-after Rideau System! This cozy and fully winterized 2-bedroom, 1-bath bungalow is just steps from the waters edge, offering stunning views from the expansive composite deck with sleek glass railing. Whether you're seeking a low-maintenance cottage getaway or year-round living, this home delivers. Recent updates include flooring, propane fireplace, furnace, central air, windows, doors, and the deck - ensuring comfort in every season. The large detached garage/workshop is fully insulated and drywalled, with its own propane heat source - ideal for storage, hobbies, or extra living space. Easy commute to Kingston, Brockville, Smiths Falls, Perth, etc. Don't miss this rare opportunity to own a slice of waterfront paradise!

**Extras:**

**Listing Contracted With:** RIDEAU REALTY LIMITED **Ph:** 613-272-5000