



659 Indian Lake Rd **List: \$490,000 For: Sale**
Rideau Lakes Ontario K0G 1E0
 Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp Leeds and Grenville
SPIS: N **Taxes: \$2,949/2024**

Detached **Front On: S** **Rms: 7**
Link: N **Acre:** **Bedrooms: 2**
 Bungalow **Washrooms: 1**
 1x3xMain

Lot: 126 x 169 Feet Irreg:
Dir/Cross St: Indian Lake Rd. & Benson Lake Ln.

MLS#: X12082910 **PIN#: 442880287**
Assignment: N **Fractional Ownership: N**
Possession Remarks: TBD

Kitchens: 1	Exterior: Wood	Zoning: Recreational
Fam Rm: N	Drive: Private	Cable TV:
Basement: None	Gar/Gar Spcs: None / 0	Hydro:
Fireplace/Stv: Y	Drive Park Spcs: 5	Gas:
Heat: Heat Pump / Electric	Tot Prk Spcs: 5	Phone:
A/C: Wall Unit	UFFI:	Water: Other
Central Vac: N	Pool: None	Water Supply: Lake/River
Apx Age: 51-99	Energy Cert: N	Sewer: Septic
Apx Sqft: < 700	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS: N	Farm/Agr:
POTL: N	Prop Feat: Fireplace/Stove, Waterfront, Waterfront	Waterfront: Direct
POTL Mo Fee:		Retirement:
Elevator/Lift:		Oth Struct: Shed
Laundry Lev:		
Phys Hdcap-Eqp:		

Water Body Type: Lake
Water Frontage (M): 38.4
Topography: Sloping
Water Features: Stairs to Waterfront
Access to Property: Year Round Municipal Road
Docking Type: Private
Water View: Direct
Channel Name: Indian Lake
WaterfrontYN: Y
Waterfront: Direct

Shoreline: Shallow,Soft Bottom,Natural
Shoreline Allowance: Owned
Shoreline Exp: Se
Alternative Power: None
Easements/Restrict: Unknown
Waterfront Accessory Bldgs: Not Applicable

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	27.33	x 11.67	Combined W/Dining Wood Stove
2	Kitchen	Main	9	x 7.17	
3	Br	Main	11.5	x 7.5	
4	Br	Main	8.17	x 7.92	
5	Sitting	Main	15.25	x 11.83	
6	Loft	2nd	12.5	x 7.33	

Client Remks: Welcome to 659 Indian Lake Road located on Indian Lake of the Rideau System, a UNESCO World Heritage Site, with lockless access to 6 lakes! This turnkey, fully equipped, 2-bedroom, 1-bath cottage sits on a sloping, treed lot with wonderful views overlooking Indian Lake. Features include Starlink Internet, heat pump (heat and A/C), a wraparound deck, metal roof, large screened porch, and even a bonus loft area that could work as a 3rd bedroom.Cottage is serviced via a septic system and lake water intake, and a WETT certified wood stove. Comes with fully furnished with everything you see at the cottage including: 14' aluminum boat, 9.9hp motor, kayak, bikes, tools, fishing gear, etc. Just minutes away from the Opinicon Resort, Cataraqi Trail, Chaffeys Lock, and Loonie Sports Club is a five minute walk away for pickleball and basketball. Call today to book your private viewing!

Extras:

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