



174 Brooks Point Rd **List: \$1,049,000 For: Sale**
Rideau Lakes Ontario K0G 1E0
 Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp Leeds and Grenville
SPIS: N **Taxes: \$5,062/2025**

Detached **Front On: W** **Rms: 11**
Link: N **Acre: 25-49.99** **Bedrooms: 3**
 Bungalow **Washrooms: 2**
 1x4xMain, 1x3xLower

Lot: 160 x 999.99 Feet Irreg:
Dir/Cross St: Brooks Point Road and Deadlock Bay Road

MLS#: X12106021 **PIN#: 441070251**

Possession Remarks: TBD

Kitchens: 1	Exterior: Log / Wood	Zoning: Residential
Fam Rm: Y	Drive:	Cable TV:
Basement: Fin W/O / Full	Gar/Gar Spcs: Attached / 2	Hydro: Y
Fireplace/Stv: Y	Drive Park Spcs: 10	Gas:
Heat: Forced Air / Propane	Tot Prk Spcs: 10	Phone:
A/C: Central Air	UFFI:	Water: Well
Central Vac: N	Pool: Inground	Water Supply:
Apx Age:	Energy Cert:	Sewer: Septic
Apx Sqft: 1100-1500	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr:
POTL:	Prop Feat:	Waterfront: Indirect
POTL Mo Fee:	Family Room, Fireplace/Stove, Waterfront	Retirement:
Elevator/Lift:		Oth Struct:
Laundry Lev: Lower		
Phys Hdcap-Eqp:		

Water Body Name: Opinicon Lake

Water Body Type: Lake

Water Features: Winterized,Dock

Access to Property: Year Round Private Road

Docking Type: Private

Water View: Unobstructive

WaterfrontYN: Y

Waterfront: Indirect

Shoreline: Natural,Mixed,Sandy

Shoreline Allowance: Not Ownd

Shoreline Exp: W

Alternative Power: Generator-Wired

Easements/Restrict: Easement

Waterfront Accessory Bldgs: Multiple Slips

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	14.04	x 15.88	
2	Dining	Main	10.99	x 17.59	
3	Living	Main	14.24	x 23.82	
4	Br	Main	14.67	x 18.37	
5	2nd Br	Main	12.76	x 9.84	
6	Bathroom	Main	8.63	x 9.84	
7	Family	Lower	15.06	x 15.62	
8	3rd Br	Lower	11.81	x 16.08	
9	Den	Lower	15.16	x 9.84	
10	Laundry	Lower	5.84	x 7.71	
11	Bathroom	Lower	7.71	x 8.17	

Client Remks: This beautiful year round home on Opinicon Lake with acreage could be yours! This amazing property offers approx. 28 acres with trails, stunning westerly views for incredible sunsets, boating / fishing on the historic Rideau System and even your own inground pool. The gorgeous 3000+ sq/f western red cedar log home has all the space you could ever need and more. Open concept main floor with spacious kitchen, dining and living area plus 2 large bedrooms and a 4 pc bath. The walk out lower level features a cozy family room with lovely stone propane fireplace, a third large bedroom, a den/office that doubles as a fourth bedroom, 3 pc bath and direct access to the attached garage. The outdoor entertaining spaces are set up in a way to take advantage of the stunning lake views. The main level deck and covered outdoor dining means you can enjoy some amazing meals outdoors no matter the weather. The lower patio with hot tub, the screened in gazebo and multiple sitting areas and a fire pit right at the waters edge won't disappoint. Let's not forget the separate bunkie which provides a possible 5th bedroom for guests or perhaps a games room that is right beside your indoor pool. The separate detached garage with carport rounds out this great complete property package with so much to offer.

Extras:

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