



	21 Fox Run		List: \$599,900 For: Sale
	Rideau Lakes Ontario K0G 1E0		
	Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp Leeds and Grenville		
	SPIS: N	Taxes: \$4,840/2024	
Detached	Front On: N	Rms: 12 + 4	
Link: N	Acre: 2-4.99	Bedrooms: 2 + 1	
Bungalow		Washrooms: 4	
		1x4xMain, 1x3xBsmt, 2x3xMain	
Lot: 165 x 0 Feet Irreg:			
Dir/Cross St: Fox Run & Davis Lock Rd.			
Directions: Davis Lock Rd. to Fox Run			

MLS#: X12308953	PIN#: 441070377
Assignment: N	Fractional Ownership: N
Possession Remarks: TBD	

Kitchens: 3 Fam Rm: Y Basement: Finished / W/O Fireplace/Stv: Y Heat: Baseboard / Electric A/C: Wall Unit Central Vac: N Apx Age: 31-50 Year Built: 1988 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Piers,Concrete Block Assessment: POTL: N POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Wood Gar/Gar Spcs: Other / 3 Park/Drive: Drive: Private Triple Drive Park Spcs: 6 Tot Prk Spcs: 8 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room, Fireplace/Stove, Lake Access, Lake/Pond, Waterfront, Waterfront, Wooded/Treed Exterior Feat: Deck,Fishing,Privacy,Porch Enclosed,Year Round Living,Seasonal Living Interior Feat: Guest Accommodations,In-Law Suite,Water Heater Owned,Propane Tank	Zoning: Residential Cable TV: Hydro: Gas: Phone: Water: Well Water Supply: Drilled Well Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Indirect Retirement: Under Contract: None HST Applicable to Not Subject to HST Sale Price: Oth Struct: Shed, Storage Survey Type: Unknown
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Water Body Name: Opinicon Lake Water Body Type: Lake Water Features: Dock Access to Property: Year Round Private Road Docking Type: Private Water View: Partially Obstructive WaterfrontYN: Y Waterfront: Indirect	Shoreline: Natural Shoreline Allowance: None Alternative Power: Generator-Wired Easements/Restrict: Easement Waterfront Accessory Bldgs: Not Applicable
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Sunroom	Main	19.81	x 12.47			
2	Kitchen	Main	21	x 11.49	Hardwood Floor	Wood Stove	Eat-In Kitchen
3	Living	Main	14.98	x 11.15	Brick Fireplace		
4	Sitting	Main	10.46	x 9.76			
5	Bathroom	Main	8.21	x 5.38	4 Pc Bath		
6	Loft	Upper	15.77	x 10.69			
7	Rec	Bsmt	14.6	x 11.78	2 Way Fireplace		
8	Prim Bdrm	Bsmt	14.71	x 12.52	2 Way Fireplace	3 Pc Ensuite	
9	Laundry	Bsmt	7.33	x 6.31			

Client Remks: Discover a rare opportunity to own a versatile multi-dwelling retreat on 2.69 acres with captivating views of Davis Lock Station and waterfront access to Opinicon Lake at the rear of the property. This unique property includes three distinct living spaces: a charming year round main home, a 3-season in-law suite above the two-car garage, and a cozy cottage across the road. The main residence features hardwood floors, a spacious eat-in kitchen, living room, sitting room, and a full bath on the main level. The walkout basement hosts the primary bedroom with a cheater ensuite and a double-sided fireplace. Enjoy the tranquility of the screened-in porch off of the kitchen. The in-law suite, accessible via an enclosed breezeway, includes a kitchenette, 3-piece bath, and its own screened-in porch overlooking Davis Lock Station, heated by a woodstove and electric baseboards. The separate 1-bed, 1-bath cottage offers a screened porch, a single-car garage, and woodstove heating. All units are serviced via a well and septic as well as a backup generator powering all three units, making this an exceptional investment or family compound.