





<b>1748B OPINICON Rd</b>			<b>List: \$379,000 For: Sale</b>
<b>Rideau Lakes Ontario K0G 1E0</b>			
Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp Leeds and Grenville			
<b>SPIS:</b> N		<b>Taxes:</b> \$3,104.41/2024	
Detached		<b>Front On:</b> E	<b>Rms:</b> 5 + 0
<b>Link:</b> N		<b>Acre:</b>	<b>Bedrooms:</b> 2 + 0
Bungalow			<b>Washrooms:</b> 1
			1x4
<b>Lot:</b> 130 x 78 Feet <b>Irreg:</b>			
<b>Dir/Cross St:</b> Hwy 15 and Chaffey's Lock Rd			

<b>MLS#:</b> X12178329	<b>PIN#:</b> 046463000
<b>Possession Remarks:</b> TBD	

<b>Kitchens:</b> 1 + 0 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> Y <b>Heat:</b> Baseboard / Electric <b>A/C:</b> None <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 1100-1500 <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> Main <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Wood <b>Drive:</b> <b>Gar/Gar Spcs:</b> Detached / 1 <b>Drive Park Spcs:</b> 1 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Fireplace/Stove, Golf, Lake Access, Waterfront, Waterfront	<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Other <b>Water Supply:</b> Lake/River <b>Sewer:</b> Tank <b>Spec Desig:</b> Landlease <b>Farm/Agr:</b> <b>Waterfront:</b> Indirect <b>Retirement:</b> <b>Oth Struct:</b>
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<b>Water Body Name:</b> Indian Lake <b>Water Body Type:</b> Lake <b>Water Features:</b> Dock <b>Access to Property:</b> Seasonal Private Road <b>Docking Type:</b> Private <b>Water View:</b> Direct <b>WaterfrontYN:</b> Y <b>Waterfront:</b> Indirect	<b>Shoreline:</b> Clean <b>Shoreline Allowance:</b> Not Ownd <b>Alternative Power:</b> None <b>Easements/Restrict:</b> Easement <b>Waterfront Accessory Bldgs:</b> Not Applicable
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Other	Main	25.33	x 7.41	
2	Living	Main	14.57	x 11.58	
3	Dining	Main	10.73	x 9.32	
4	Bathroom	Main	5.97	x 9.32	
5	Br	Main	10.24	x 9.42	
6	Prim Bdrm	Main	11.58	x 12.99	
7	Laundry	Main	11.58	x 6.14	

<b>Client Remks:</b> Looking for a waterfront cottage without the waterfront price tag? Welcome to 1748B Opinicon Road, a hidden gem nestled at Chaffey's Locks on the Indian Lake side-part of the renowned Rideau Waterway System. Located on Parks Canada leased land (just \$1,316/year), this cozy 1932 cottage blends vintage charm with thoughtful updates, offering private water access and your own 8x20 dock, perfect for boating, swimming, or simply soaking up the beautiful waterfront setting. Perched on an elevated lot with unobstructed view of the water, enjoy tranquil mornings from your enclosed porch, watching the sunrise dance across the water. The main cottage features 2 bedrooms and a renovated 4-piece bathroom (2018). Behind the cottage, there is a bunkie divided into 3 rooms which offers great potential for a guest suite, studio, or extra storage, just waiting for your personal touch. Also located on the property is a detached garage which provides space for a vehicle or storage. Recent updates and upgrades include: Holding tank (2001), Plumbing (2003), Electrical (2004), Roof (2016), Water filtration system (2017), Wood stove (2021), and Water pump (2023). This cottage offers a great opportunity enjoy life on the water! Book your showing today and start living your lakeside dream! <b>Extras:</b> <b>Listing Contracted With:</b> <u>RIDEAU REALTY LIMITED</u> <b>Ph:</b> 613-272-5000
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