



38 Silo Rd
Rideau Lakes Ontario K0G 1E0
 Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp Leeds and Grenville
SPIS: N **Taxes:** \$1,586/2024 **DOM:** 27
List: \$399,900 For: Sale
 Detached **Front On:** S **Rms:** 6
Link: N **Acre:** < .50 **Bedrooms:** 2
 Bungalow **Washrooms:** 1
 1x3xMain
Lot: 72 x 0 Feet **Irreg:**
Dir/Cross St: Silo Rd. & Battams Rd.

MLS#: X12143467 **PIN#:** 442900084
Assignment: N **Fractional Ownership:** N
Possession Remarks: TBD

Kitchens: 1	Exterior: Vinyl Siding	Zoning:
Fam Rm: N	Drive: Private	Cable TV:
Basement: None	Gar/Gar Spcs: None / 0	Hydro:
Fireplace/Stv: N	Drive Park Spcs: 2	Gas:
Heat: Baseboard / Electric	Tot Prk Spcs: 2	Phone:
A/C: Other	UFFI:	Water: Well
Central Vac: N	Pool: None	Water Supply: Drilled Well
Apx Age: 51-99	Energy Cert:	Sewer: Septic
Apx Sqft: < 700	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr:
POTL: N	Prop Feat: Beach, Lake/Pond, Waterfront, Waterfront	Waterfront: Direct
POTL Mo Fee:		Retirement:
Elevator/Lift:		Oth Struct: Garden Shed, Storage
Laundry Lev:		
Phys Hdcap-Eqp:		

Water Body Name: Sand Lake
Water Body Type: Lake
Water Frontage (M): 9.38
Topography: Flat, Level
Water Features: Beach Front, Dock
Access to Property: Seasonal Private Road
Docking Type: Private
Water View: Direct
WaterfrontYN: Y
Waterfront: Direct
Shoreline: Sandy
Shoreline Allowance: None
Shoreline Exp: Sw
Alternative Power: None
Easements/Restrict: Right Of Way
Waterfront Accessory Bldgs: Bunkie

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	19.64	x 11.1	Combined W/Dining
2	Living	Main	7.36	x 19.42	Sw View
3	Br	Main	10.03	x 7.86	
4	2nd Br	Main	9.71	x 7.78	
5	Bathroom	Main	7.69	x 5.71	3 Pc Bath

Client Remks: Charming 3-season cottage on Sand Lake! Embrace lakeside living on the beautiful Rideau System with this cozy 2-bedroom, 1-bath cottage featuring a bonus bunkie for extra guests. Enjoy stunning water views and a fantastic sandy beach waterfront complete with a new extended dock - perfect for swimming, fishing, and boating. New windows, enhancing natural light throughout. Two convenient waterfront sheds provide ample storage for all your water toys. Serviced by a well and septic, this property is ready for you to start making summer memories. Don't miss out on this lakeside gem!

Extras:

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