


38 Silo Rd **List: \$379,900 For: Sale**
Rideau Lakes Ontario K0G 1E0

Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp Leeds and Grenville

SPIS: N

Taxes: \$1,586/2024

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.

Directions: Bush Rd. to Battams Rd. to Silo 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
Year Built:	1940	Cert Level:		Spec Desig:	Unknown
Yr Built Source:	MPAC	GreenPIS:		Farm/Agr:	
Apx Sqft:	< 700	Prop Feat:		Waterfront:	Direct
Assessment:		Beach, Lake/Pond, Waterfront, Waterfront		Retirement:	
POTL:	N			Oth Struct:	Garden Shed, Storage
POTL Mo Fee:				Survey Type:	Unknown
Elevator/Lift:					
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