



1759 Opinicon Rd **List: \$450,000 For: Sale**
Rideau Lakes Ontario K0G 1E0
 Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp Leeds and Grenville
SPIS: N **Taxes: \$1,379/2025**

Detached **Front On: N** **Rms: 9**
Link: N **Acre:** **Bedrooms: 4**
 2-Storey **Washrooms: 2**
 1x3xMain, 1x4x2nd

Lot: 74 x 200 Feet Irreg:
Dir/Cross St:
 From Highway 15, turn onto Chaffey's Lock Rd, cross over Chaffey's Lock and 1759 Opinicon Rd is the first house on the left after the locks.

MLS#: X12156323 **PIN#: 442880301**
Possession Remarks: TBD

Kitchens: 1	Exterior: Wood	Zoning:
Fam Rm: N	Drive:	Cable TV:
Basement: Part Bsmt	Gar/Gar Spcs: None / 0	Hydro:
Fireplace/Stv: Y	Drive Park Spcs: 4	Gas:
Heat: Baseboard / Electric	Tot Prk Spcs: 4	Phone:
A/C: None	UFFI:	Water: Other
Central Vac: N	Pool: None	Water Supply: Lake/River
Apx Age:	Energy Cert:	Sewer: Septic
Apx Sqft: 1500-2000	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS: N	Farm/Agr:
POTL:	Prop Feat:	Waterfront:
POTL Mo Fee:	Fireplace/Stove, River/Stream,	Retirement:
Elevator/Lift:	Wooded/Treed	Oth Struct: Shed
Laundry Lev:		
Phys Hdcap-Eqp:		

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: I would like to introduce you to the iconic and historic "Fernbrae" cottage in beautiful Chaffey's Lock on the Rideau Canal. If you have visited this amazing community before, you will definitely recognize "Fernbrae". Originally built in 1895, the cottage was part of the famed Opinicon Resort which is a 1 min walk away. While not on the water, Fernbrae is a stone's throw away from the locks with beautiful views & access to both Opinicon and Indian Lakes (& 5 other connected lakes without going through locks). Drop your canoe / kayak in the water & go for a paddle or launch your boat. The 4 bed, 2 bath cottage has been lovingly restored and updated while maintaining its amazing historical charm & feel. Relax in the spacious kitchen and the open concept dining and living area which include a stunning fireplace with propane insert. Updated bathroom on each level and 4 spacious bedrooms that all project a sense of calm and peace. Take in the outdoors with separate stone patios for entertaining while watching and listening to the flowing dam at the locks. There is also a new shed for additional storage. Four season potential with this one as well being serviced by a septic system and heated line water supply. This property is on leased land with Parks Canada. The historic charm of this property and community will make you want to visit but the modern updated conveniences of this property and the vast lakes, trails and amenities will make you want to stay and make Fernbrae cottage yours! Be sure to check out the listing video and virtual walk through links.					
Extras:					
Listing Contracted With: <u>RIDEAU REALTY LIMITED</u> Ph: 613-272-5000					