



21 Fox Run
Rideau Lakes Ontario K0G 1E0
Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp Leeds and Grenville
SPIS: N **Taxes:** \$4,840/2024 **DOM:** 0

Detached
Link: N
Bungalow

Front On: N
Acre: 2-4.99

Rms: 12 + 4
Bedrooms: 2 + 1
Washrooms: 4
1x4xMain, 1x3xBsmt, 2x3xMain

Lot: 165 x 0 Feet **Irreg:**
Dir/Cross St: Fox Run & Davis Lock Rd.

MLS#: X12157894 **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: Apx Sqft: 1500-2000 Assessment: POTL: N POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Wood Drive: Gar/Gar Spcs: Other / 3 Drive Park Spcs: 6 Tot Prk Spcs: 8 UFFI: Pool: None Energy Cert: N Cert Level: GreenPIS: N Prop Feat: Family Room, Fireplace/Stove, Lake Access, Lake/Pond, Waterfront, Waterfront, Wooded/Treed	Zoning: Residential Cable TV: Hydro: Gas: Phone: Water: Well Water Supply: Drilled Well Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Indirect Retirement: Oth Struct: Shed, Storage
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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

#	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 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.

Extras:

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