



465 Indian Lake Rd Rideau Lakes Ontario K0G 1E0 Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp Leeds and Grenville SPIS: N Taxes: \$2,983/2025		List: \$490,000 For: Sale	
Detached Link: N Bungalow	Front On: N Acre:	Rms: 5 Bedrooms: 2 Washrooms: 1 1x4xMain	
Lot: 128 x 0 Feet Irreg: Dir/Cross St: Indian Lake rd and Opinicon rd Directions: From the Opinicon resort, head across the lock on Opinicon rd for 1.1km, turn right on Indian Lake rd. Property is 3kms on right.			

MLS#: X12346685	PIN#: 442880236
Possession Remarks: TBD	

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Other / Other A/C: None Central Vac: N Apx Age: Year Built: 2012 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Shape: Irregular Lot Size Source: Survey Roof: Asphalt Shingle Foundation: Concrete,Piers,Block Assessment: 2024 POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Vinyl Siding Gar/Gar Spcs: None / 0 Park/Drive: Drive: Drive Park Spcs: 4 Tot Prk Spcs: 4 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Lake Access, Waterfront, Waterfront Interior Feat: Countertop Range,Primary Bedroom - Main Floor,Water Heater,Water Heater Owned,Water Treatment	Zoning: Cable TV: Hydro: Gas: Phone: Water: Well Water Supply Type: Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: HST Applicable to Included In Sale Price: Oth Struct: Survey Type: Available
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Water Body Name: Indian Lake Water Body Type: Lake Water Features: Dock Access to Property: By Water,Municipal Road,Paved Road Docking Type: Private Water View: Direct,Partially Obstructive WaterfrontYN: Y Waterfront: Direct	Shoreline: Natural,Weedy Shoreline Allowance: Owned Alternative Power: None Easements/Restrict: Unknown Waterfront Accessory Bldgs: Not Applicable Water Delivery Features: Uv System
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	19.82	x 11.45	
2	Kitchen	Main	12.8	x 11.48	
3	Br	Main	11.48	x 11.48	
4	2nd Br	Main	11.48	x 11.48	
5	Bathroom	Main	7.81	x 7.64	

Client Remks: They say life is better by the lake, here is a great example why. Welcome to Indian Lake. This secluded 2 bedroom, 1 Bath cottage property has it all. A nice deck with a walkway down to the water and mature trees for shade. This property will be sure to please the whole family. Approx. 130 feet of waterfront with a dock big enough for 2 boats. Relax and read a book down by the water in the shade or go for a boat ride to the Opinicon resort for an ice cream with the family. Jump in your boat and enjoy fishing, swimming or a relaxing tour around the 5 connected lakes without ever going through a lock. There is so much to see and do on Indian Lake and its part of the UNESCO Rideau canal system. Chaffey's Lock is 5 minutes by boat or car. On this waterway you can boat to 2 marinas, several restaurants, basic groceries and an LCBO. You could also go on a nature walk on the nearby Cataraqui trail. What are you waiting for? Lake life is calling!! Book your private showing today! Inclusions: stove, fridge, microwave, TV, Iron filter, UV filter.					
Listing Contracted With: <u>RIDEAU REALTY LIMITED</u> Ph: 613-272-5000					