



**1512 Chaffey's Lock Rd**  
**Rideau Lakes Ontario K0G 1E0**  
Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp Leeds and Grenville  
**SPIS:** N **Taxes:** \$3,600.67/2024 **DOM:** 0

Detached **Front On:** N **Rms:** 13  
**Link:** N **Acre:** 2-4.99 **Bedrooms:** 2  
Bungalow **Washrooms:** 3  
1x4xMain, 1x4xMain, 1x2xMain

**Lot:** 551.41 x 174 Feet Irreg:  
**Dir/Cross St:** Chaffey's Lock Road / Marina Road  
**Directions:** Chaffey's Lock Road just East of locks

**MLS#:** X12315917 **PIN#:** 442860170

**Fractional Ownership:** N  
**Possession Remarks:** TBD

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Part Bsmt / Part Fin <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Propane <b>A/C:</b> None <b>Central Vac:</b> N <b>Apx Age:</b> <b>Year Built:</b> 1996 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 2000-2500 <b>Lot Shape:</b> Irregular <b>Lot Size Source:</b> GeoWarehouse <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Concrete Block <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> Main <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Wood <b>Gar/Gar Spcs:</b> Built-In / 1 <b>Park/Drive:</b> <b>Drive:</b> Circular Drive <b>Drive Park Spcs:</b> 4 <b>Tot Prk Spcs:</b> 5 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Family Room, Fenced Yard, Fireplace/Stove, Lake Access, Marina, Park, School Bus Route, Sloping <b>Exterior Feat:</b> Deck, Fishing, Landscaped, Privacy, Recreational Area, Year Round Living <b>Interior Feat:</b> Accessory Apartment, Carpet Free, ERV/HRV, Guest Accommodations, On Demand Water Heater, Primary Bedroom - Main Floor, Sewage Pump, Storage Area Lockers, Water Heater Owned <b>Security Feat:</b> Smoke Detector	<b>Zoning:</b> RU <b>Cable TV:</b> N <b>Hydro:</b> Y <b>Gas:</b> N <b>Phone:</b> A <b>Water:</b> Well <b>Water Supply:</b> Drilled Well <b>Sewer:</b> Septic <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> None <b>Retirement:</b> <b>Accessibility:</b> None <b>Feat:</b> <b>Under Contract:</b> Propane Tank <b>HST Applicable to:</b> Not Subject to HST <b>Sale Price:</b> <b>Oth Struct:</b> Aux Residences, Shed <b>Survey Year:</b> 2023 <b>Survey Type:</b> Available
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**Topography:** Hilly, Rocky, Sloping, Wooded/Treed  
**Water Features:** Not Applicable  
**Access to Property:** Year Round Municipal Road  
**Docking Type:** None  
**Waterfront:** None

**Shoreline Allowance:** None  
**Alternative Power:** None  
**Easements/Restrict:** Unknown  
**Rural Services:** Cell Services, Electricity Connected, Garbage Pickup, Internet High Speed, Recycling Pickup, Telephone Available  
**Waterfront Accessory Bldgs:** Not Applicable  
**Water Delivery Features:** Heatd Waterline

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	9.51	x 5.58	Tile Floor		
2	Kitchen	Main	11.48	x 9.19	Tile Floor		
3	Living	Main	26.9	x 17.39	Laminate		
4	Dining	Main	12.8	x 9.84	Tile Floor		
5	Sunroom	Main	9.19	x 8.86	Tile Floor		
6	Laundry	Main	10.83	x 8.2	Vinyl Floor		
7	Den	Main	11.15	x 10.83	Laminate		
8	Prim Bdrm	Main	14.76	x 12.8	Laminate		
9	Bathroom	Main	11.81	x 6.56	Tile Floor	4 Pc Bath	Whirlpool
10	Bathroom	Main	6.89	x 4.27	Tile Floor	2 Pc Bath	
11	2nd Br	Main	11.15	x 9.51	Laminate		
12	Bathroom	Main	6.89	x 4.27	Tile Floor	4 Pc Ensuite	
13	Workshop	Bsmt	19.69	x 11.48	Concrete Floor		
14	Br	Main	13.06	x 9.32			

15 Bathroom Main 9.32 x 7.64

**Client Remks:** Rare opportunity to own a beautiful property with 2 dwellings in the heart of Rideau Lakes! This property is just over 3 acres in size and has 2 year-round dwellings in place a 2 bedroom (could be 3 bedroom), 2.5-bathroom home with a garage, and a 1 bedroom, 1 bathroom second residence. The location is ideal, just east of Chaffey's Locks and the well-known Opinicon Resort & the historic Rideau Waterway. The primary dwelling features an open-concept floor plan with a large kitchen, spacious living room with a wood-burning fireplace, soaring cathedral ceilings, & a dining room with access directly out to a bright sunroom. The tall cathedral ceilings have exposed structural beams, giving the home a rustic and grand look. A den/office area is located just off the living room and this area could easily be converted into another bedroom. The basement is partially developed with a room with an elevated bathtub & washing station for pets. The remainder of the basement has an area with exposed rock & is utilized for utilities (forced air propane furnace, on-demand hot water heater, well equipment & electrical service) & provides ample room for storage. The 2nd dwelling features 1 bedroom, a 3-pc bathroom, and an open kitchen & living area. It sits on a concrete block insulated crawlspace that provides storage space as well as the hot water heater & forced air propane furnace. The 2nd dwelling is serviced by a full septic system & a shared water system with the primary dwelling & is heated by a forced air propane furnace. Both dwellings have spacious decks and are set on a hillside - perfect for enjoying the view of meadows and Opinicon Lake to the south. The property is surrounded by a 23-acre natural public park with trails that directly connect to the 104 km Cataraqui Trail! Live in the home, use the 2nd dwelling as a garden suite, for family, or explore income potential as a rental unit. High speed fibre internet is available so working at home is an option as well.

**Inclusions:** Fridge (2), Stove (2), Dishwasher, Washer, Dryer

**Listing Contracted With:** ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE **Ph:** 613-273-9595