



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:** 69

Detached
Link: N
Bungalow

Front On: N
Acre: 2-4.99

Rms: 13
Bedrooms: 2
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#:** 442860100

Fractional Ownership: N

Legal: PART LOT 17 CONCESSION 7 SOUTH CROSBY, PART 7 ON PLAN 28R15719 TOWNSHIP OF RIDEAU LAKES

Possession Remarks: TBD

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