

*Two Homes, One Incredible Lifestyle,
Nature & Comfort Combined!*

PRICE
REDUCED



1512 Chaffey's Lock Road, Rideau Lakes, ON

Rare opportunity to own a beautiful property with two dwellings in the heart of Rideau Lakes!

X12315917

\$ \$698,000

2 Bedrooms

3 Bathrooms

3.07 Acres

This property is just over 3 acres in size and has two 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 and the historic Rideau Waterway. The primary dwelling features an open-concept floor plan with a large kitchen area, spacious living room with a wood-burning fireplace, soaring cathedral ceilings, and 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.

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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(613) 273-9595



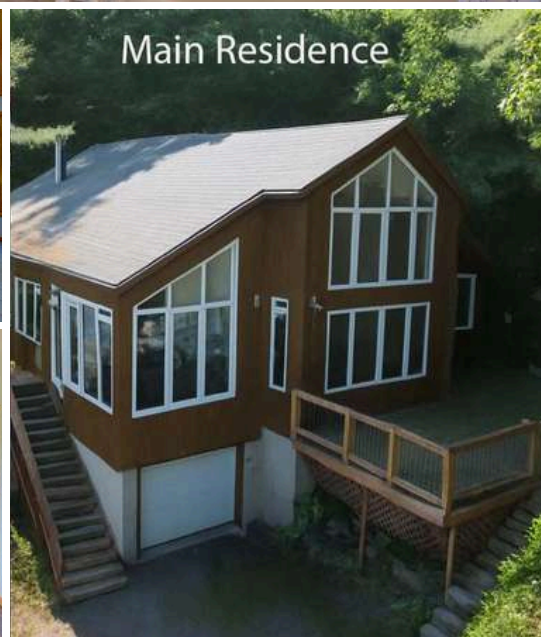
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Rideau Lakes, ON**

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Features

Rare opportunity to own a beautiful property with two dwellings in the heart of Rideau Lakes!

- This property is just over 3 acres in size and has two 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 and the historic Rideau Waterway.
- The primary dwelling features an open-concept floor plan with a large kitchen area, spacious living room with a wood-burning fireplace, soaring cathedral ceilings, and 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 and washing station for pets. The remainder of the basement has an area with exposed rock and is utilized for utilities (forced air propane furnace, on-demand hot water heater, well equipment and electrical service) and provides ample room for storage.
- The second dwelling features 1 bedroom, a 3-pc bathroom, and an open kitchen and living room area. It sits on a concrete block insulated crawlspace that provides storage space as well as the hot water heater and forced air propane furnace.
- The second dwelling is serviced by a full septic system and a shared water system with the primary dwelling and 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 a network of trails that directly connect to the 104 km Cataraqui Trail – perfect for hiking, snowshoeing, snowmobiling, etc. Live in the home, use the second 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.
- Live and work where you play!

Directions

- Chaffey's Lock Road just East of locks.

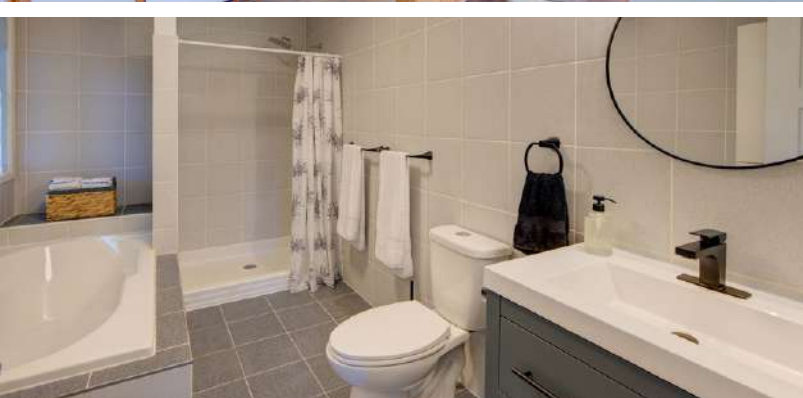
MORE INFORMATION

Primary Residence - Recent Improvements

- **Efficiency:** Spray foam insulation in basement/attic (2022–2024), new well pump (2023), gutter guards (2025).
- **Kitchen:** Upgraded with new countertop (installation pending), cabinet doors, island sink/faucet, and stainless appliances (4-yr-old fridge, new dishwasher).
- **Living Spaces:** Refinished 2-piece bathroom (ceramic tile), ensuite vanity/lighting, all-new interior doors/handles, and basement drywall/paint.
- **Outdoors:** Crushed-rock driveway, deck railing, and cleared walking trails to parkland.

Secondary Dwelling – Major Upgrades

- **Infrastructure:** Dedicated Eljen septic system (2022), forced-air propane furnace with ductwork, and heat-traced insulated water line.
- **Interior:** Fully drywalled with vapor barrier, LVP flooring, modern 3-piece bathroom (glass shower, laundry station), and custom kitchen with new cabinets/countertop.
- **Exterior:** Spray-foam-insulated crawlspace, new deck railing/stairs, landscaping, and expanded driveway/parking.



MORE INFORMATION

Lifestyle Perks:

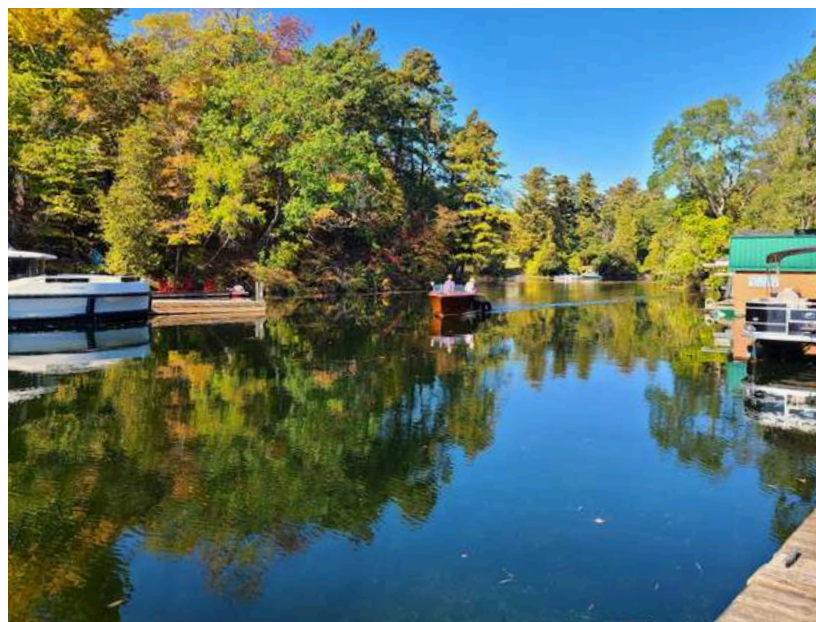
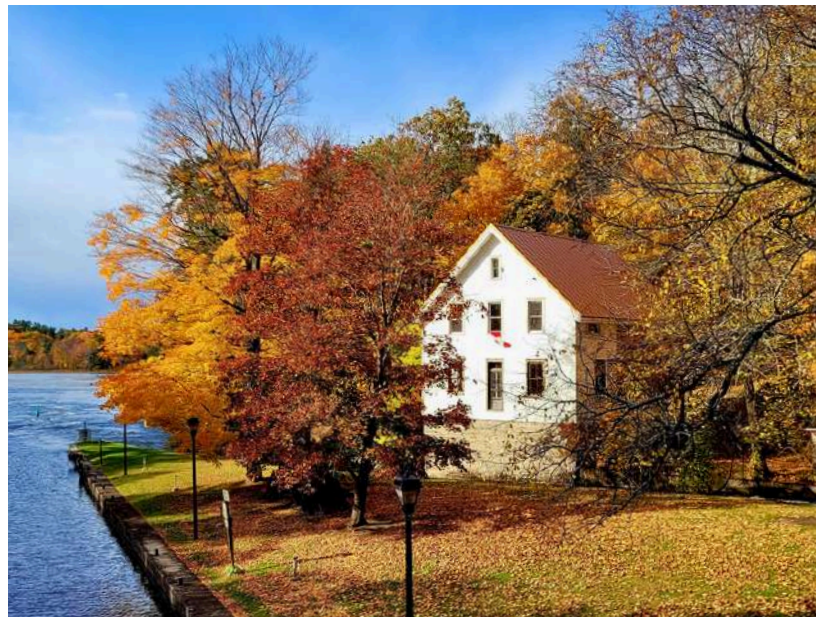
- **Private Trails:** 2/3 of the property is an upper plateau with paths connecting to 23-acre public parkland and the 104 km Cataraqui Trail (hiking, snowmobiling).
- **Income Potential:** Secondary dwelling includes a full kitchen, laundry, and separate utilities; ideal for rentals or multigenerational living.
- **Modern Convenience:** High-speed fibre internet for remote work.

Expenses (2025):

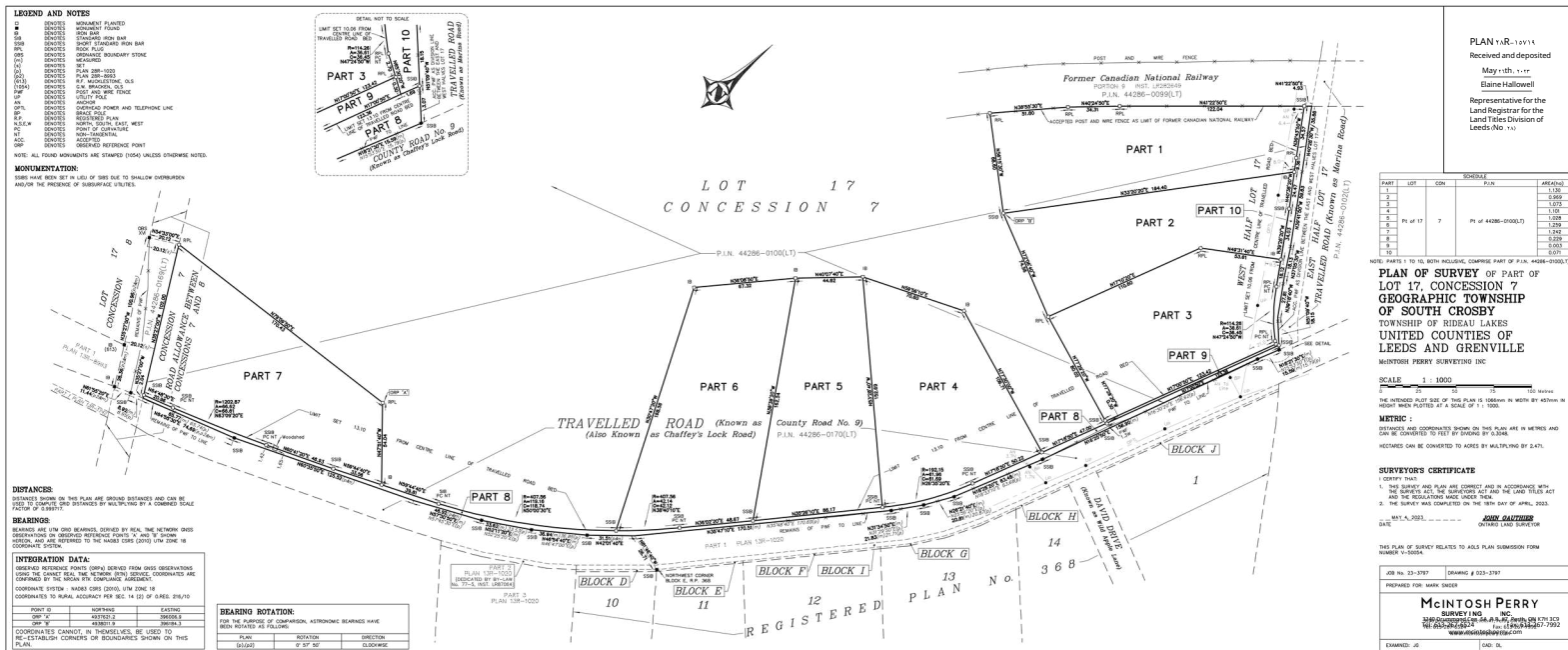
Property Taxes	Hydro	Propane (Main House)	Insurance
\$3600.67	\$2500	\$1,911	\$1482.90



CHAFFEY'S LOCK ATTRACTIONS



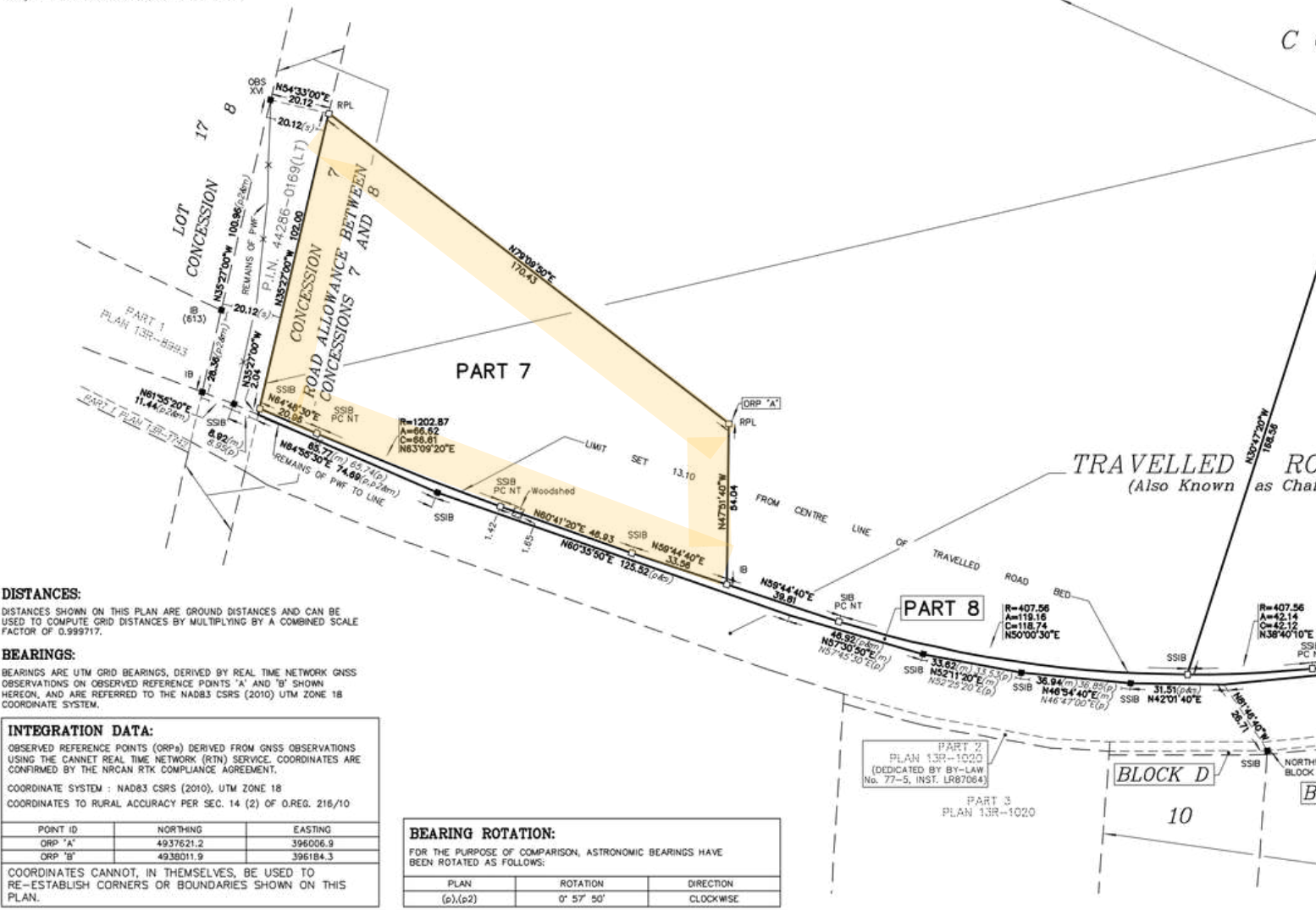
SURVEY



NOTE: ALL FOUND MONUMENTS ARE STAMPED (1054) UNLESS OTHERWISE NOTED.

MONUMENTATION:

SSIBS HAVE BEEN SET IN LIEU OF SIBS DUE TO SHALLOW OVERBURDEN AND/OR THE PRESENCE OF SUBSURFACE UTILITIES.



AERIAL IMAGES



WATER TEST

Public Health
Ontario

Santé
publique
Ontario

Public Health Laboratory - Kingston

181 Barrie St
KINGSTON, ON K7L 3K2

Bacteriological Analysis of Drinking Water for Private Citizen, Single Household Only

Analyse bactériologique de l'eau potable - Particuliers, Ménages unifamiliaux seulement

Submitter's Name and Mailing Address /

Nom et adresse postale de l'auteur de la demande d'analyse

Location of Water Source /

Emplacement de la source d'eau

Lot, Concession / ou lot, concession

Emergency Locator # / 911#

Street address / Adresse municipale

1512 CHAFFEY'S LOCK RD

ELGIN ON K0G1E0

County / Comté: NOT PROVIDED

Health Unit # / # du bureau de santé: 2243

Specimen details / Détails sur l'échantillon:

Barcode / Code à barres: 011701013

Phone # / # tél.: 343 363 4446

Date/Time Collected / Date/heure du prélèvement*: 2023-07-31 15:30:00

Date/Time Received / Date/heure Reçu le*: 2023-08-01 11:10:00

Purification system used (e.g. UV, filtration, etc.)? /
Système d'épuration utilisé (p. ex. rayons UV, filtration, etc.)?

No / Non

Authorized by / Autorisé par

Chief, Medical Microbiology or Designate

Specimen Note / Note sur l'échantillon:

This specimen was received in good condition unless otherwise stated./À moins d'avis contraire, l'échantillon était en bonne condition au moment de la réception.

Test results / Résultats d'analyse:

Total Coliform CFU/100 mL / Coliformes totaux UFC/100 mL

0

E.coli CFU/100 mL / E. coli UFC/100 mL

0

Interpretation / Interprétation:

There is no evidence of fecal contamination. If the results show the presence of coliforms it may be indicative of a contaminated water supply. Given the susceptibility of well water to external influences, it is important to test water frequently. Consult local health unit for information if required.

Il n'y a aucune preuve de contamination fécale. Si les résultats indiquent la présence de coliformes, cela peut être révélateur d'une source d'eau polluée. L'eau des puits étant susceptible d'être dégradée par des facteurs externes, il est important de la faire analyser fréquemment. Consultez le bureau local de santé publique pour plus de détails, si nécessaire.

Date of Analysis / Date de l'analyse: 2023-08-01

Date Read / Analyse effectuée le: 2023-08-02

Please Note / Prière de noter ce qui suit :

The results apply to the sample as received/Les résultats s'appliquent à l'échantillon, tel que reçu.

These results relate only to the sample tested. / Le résultat obtenu se rapporte seulement à cet échantillon d'eau analysé.

Note : This water sample was only tested for the presence of both Total Coliforms and E. coli (ISO/IEC 17025 accredited tests) bacterial indicators of contamination by Membrane Filtration. The sample was not tested for other contaminants, including chemical contaminants, and therefore may be unsafe to drink even when there is no significant evidence of bacterial contamination. Contact your local public health unit for information on testing for other contaminants. / Remarque: Cet échantillon d'eau n'a été analysé que pour déceler (par un laboratoire accrédité conformément à la norme ISO/IEC 17025) la présence des coliformes totaux et des bactéries colibacillaires, indicateurs de contamination par filtration sur membrane. L'échantillon n'a pas été testé pour d'autres contaminants, y compris les contaminants chimiques et, par conséquent, l'eau peut être impropre à la consommation même lorsqu'il n'y a aucune preuve significative de contamination bactérienne. Veuillez communiquer avec le bureau de santé publique de votre localité pour vous renseigner au sujet de l'analyse visant à détecter la présence d'autres contaminants.

If the reported client information does not match the information you supplied on the form please contact the PHO Customer Service Centre. Telephone: 1-877-604-4567 or 416-235-6556 or E-mail: customerservicecentre@ohpp.ca. For operating hours see our website www.publichealthontario.ca/labs. / Si les informations sur le client indiquées ne correspondent pas aux informations que vous avez fournies sur le formulaire, veuillez communiquer avec le Service à la clientèle de SPO par téléphone au 1-877-604-4567 ou 416-235-6556, ou par courriel au customerservicecentre@ohpp.ca. Pour connaître les heures d'ouverture, veuillez consulter notre site Web à www.publichealthontario.ca/labs.

End of report / Fin du rapport

*All time values are EST /EDT/Toutes les heures sont exprimées en HNE ou en HAE.

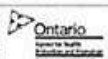
Print Date / Date d'impression*: 2023-08-02

Date Reported / Date du rapport*: 2023-08-02 13:36:24

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LIMS Report #: 49761258

T_SingleSampleOPHL_WATPRIVATE.rpt



INTERACTIVE LINKS

Virtual Tour



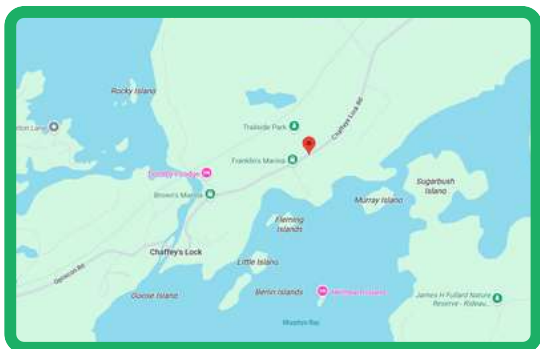
Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=czAAHABKeTW>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/uWHzGI2LHD8>

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/hoVt4M5xg41uQc8M9>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/1512ChaffeysLockRoad/>

MLS LISTING



1512 Chaffey's Lock Rd
Rideau Lakes Ontario K0G 1E0
 Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp Leeds and Grenville
List: \$698,000 For: Sale
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 FeetIrreg:
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

Kitchens: 1 Fam Rm: Y Basement: Part Bsmt / Part Fin Fireplace/Stv: Y Heat: Forced Air / Propane A/C: None Central Vac: N Apx Age: 1996 Year Built: MPAC Yr Built Source: 2000-2500 Apx Sqft: Irregular Lot Shape: GeoWarehouse Lot Size Source: Asphalt Shingle Roof: Concrete Block Foundation: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp: Main	Exterior: Wood Gar/Gar Spcs: Built-In / 1 Park/Drive: Circular Drive Drive: 4 Drive Park Spcs: 5 None Tot Prk Spcs: UFFI: Pool: 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: Drilled Well Sewer: Septic Spec Desig: Unknown Farm/Agr: None Waterfront: None Retirement: Accessibility: Propane Tank Feat: Under Contract: HST Applicable to: Not Subject to HST Sale Price: 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: Heated 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
10	Bathroom	Main	6.89	x 4.27	Tile Floor
11	2nd Br	Main	11.15	x 9.51	Laminate
12	Bathroom	Main	6.89	x 4.27	Tile Floor
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 Cataragui 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



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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