

*Lakefront Retreat
on Opinicon Lake!*

PRICE
REDUCED

182A Brooks Point Road, Rideau Lakes, ON

Lakefront retreat on beautiful Opinicon Lake!

This property is located at the end of a private lane and includes a 4-season cottage or home, a 2-car detached garage and an additional building that could be used as a storage shed or bunkie. The lot is 1.5 acres in size and offers a private setting with elevated westerly views over the lake – perfect for enjoying sunsets! The house has been nicely updated and features 1 bedroom on the main level and 3 bedrooms on the lower level as well as a full bathroom on each level. The main level also has cathedral ceilings, a gorgeous wood burning fireplace and a large deck. The main area is open and bright with large windows bringing in the sunshine. In addition to the bedrooms and bathroom on the lower level, there is also a family room, utility room and walkout basement. The home is serviced by a drilled well and septic system and heated with a propane furnace as well as the woodstove.

- # X12262559
- \$ **\$789,000**
- 4 Bedrooms
- 2 Bathrooms
- 1.554 Acres
- Opinicon Lake

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



www.gurreathomes.com

info@gurreathomes.com

(613) 273-9595



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Rideau Lakes, ON**

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Listing Description

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Opinicon Lake is part of the historic Rideau Canal System and offers great boating, swimming and fishing opportunities. The lake also is home to Queen's University Biological Station, James H. Fullard Nature Reserve and The Opinicon Resort.

This is a fantastic opportunity to own a waterfront property on the Rideau System!

Directions

Brooks Point Road, Rugged Lane

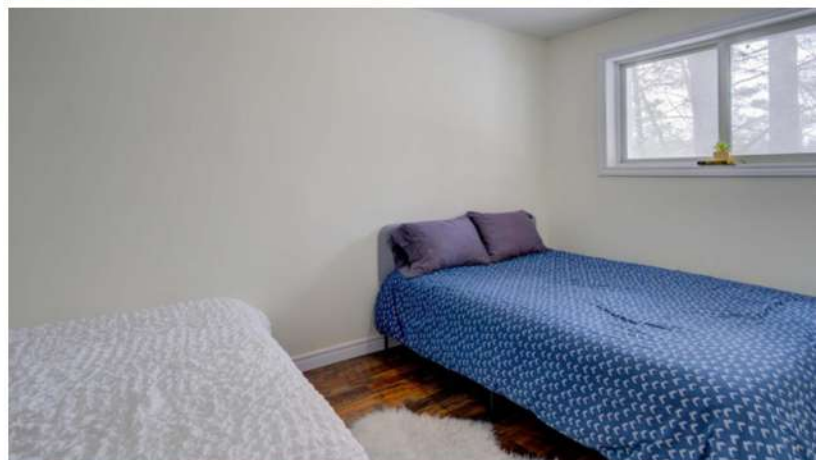
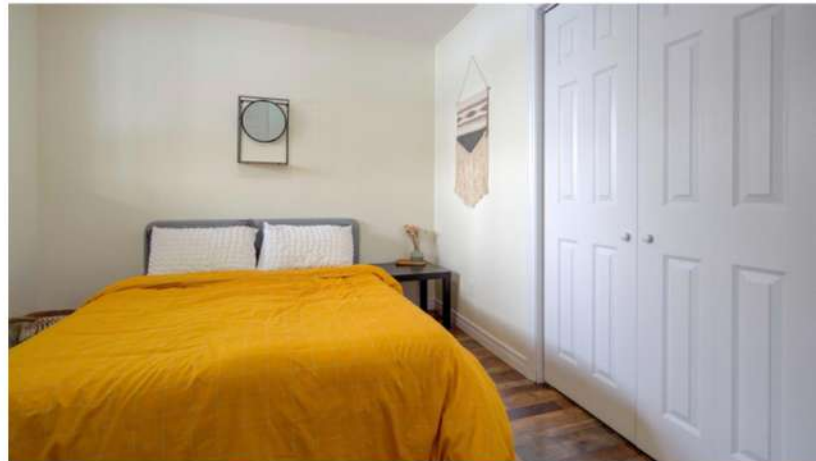
MORE INFORMATION

Utility & Maintenance Information (2024)

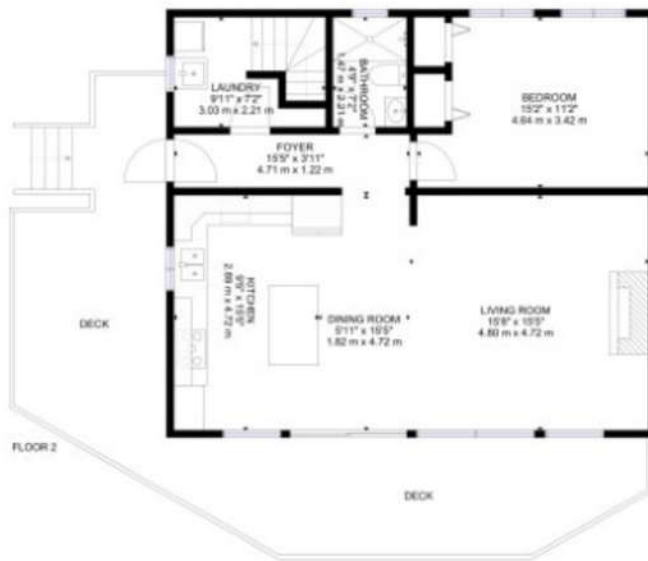
- **Hydro** – Total cost: \$1,020.66 (paid to Hydro One)
- **Heating** – Propane cost: \$1,277.28
 - only one fill-up in January; used recreationally, with heat lowered when away
- **Road Maintenance Fees** – \$150 (paid to Opinicon East Cottagers' Association; fees vary)
- **Internet** – Provided by Xplore Net



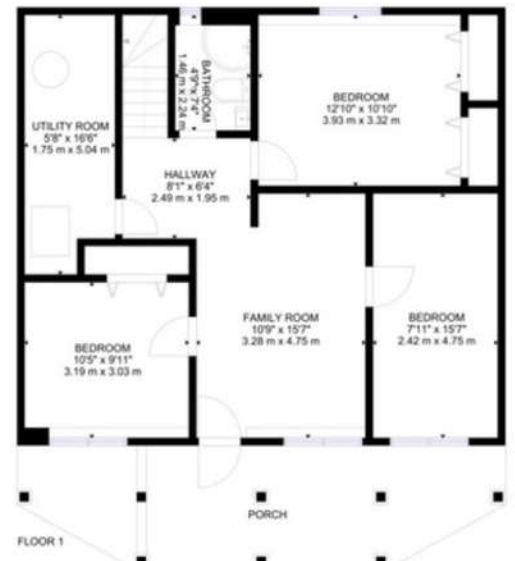
GALLERY



FLOOR PLANS



MAIN LEVEL

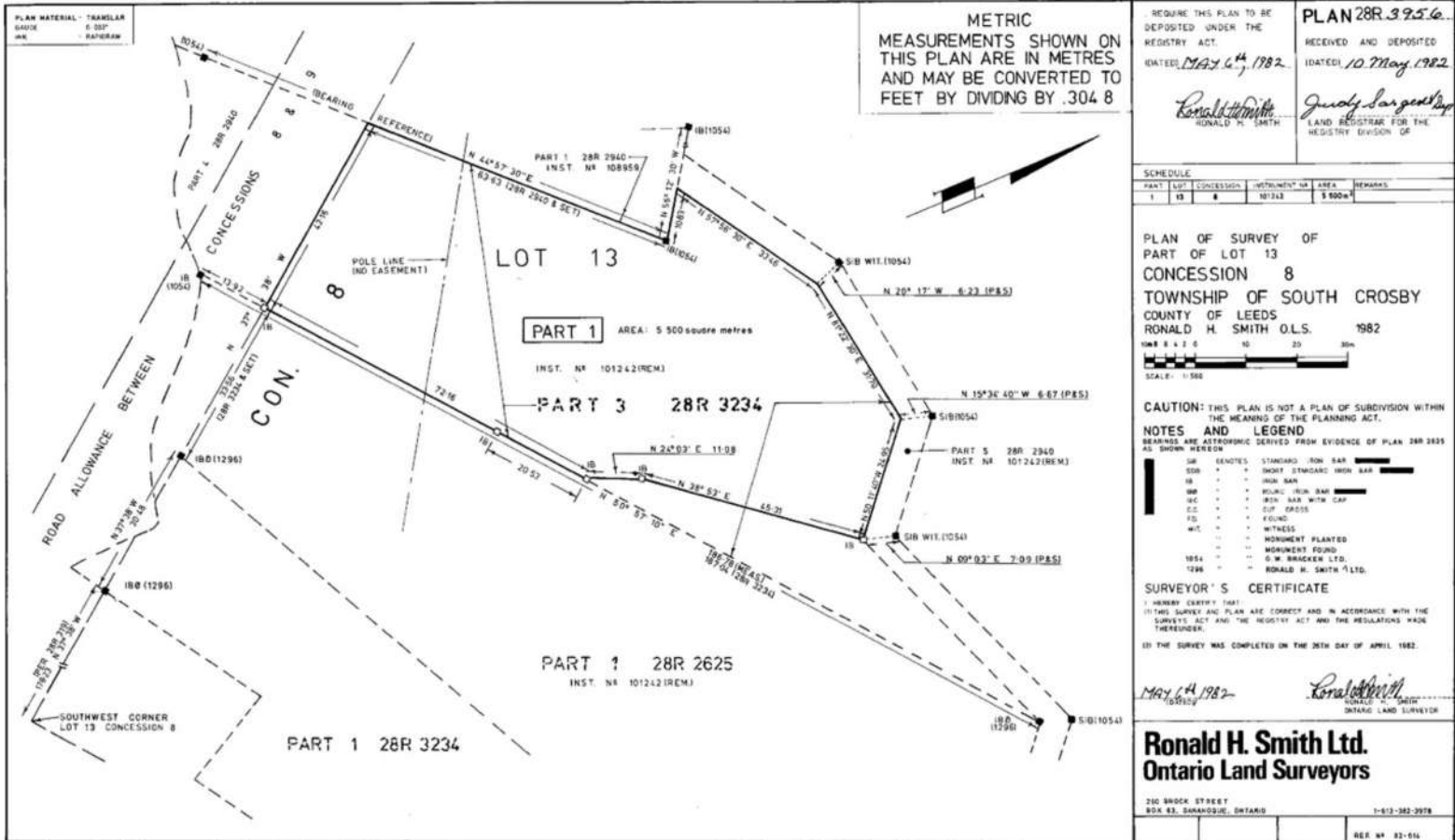


BASEMENT

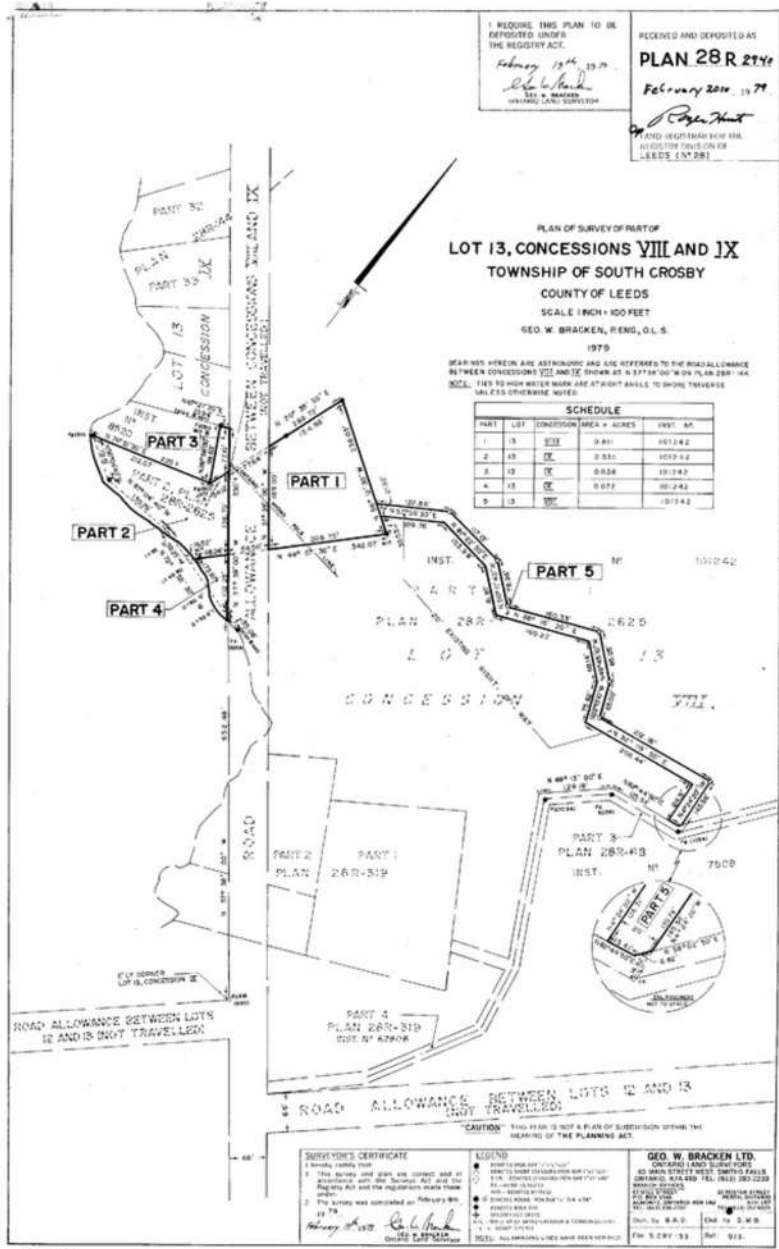
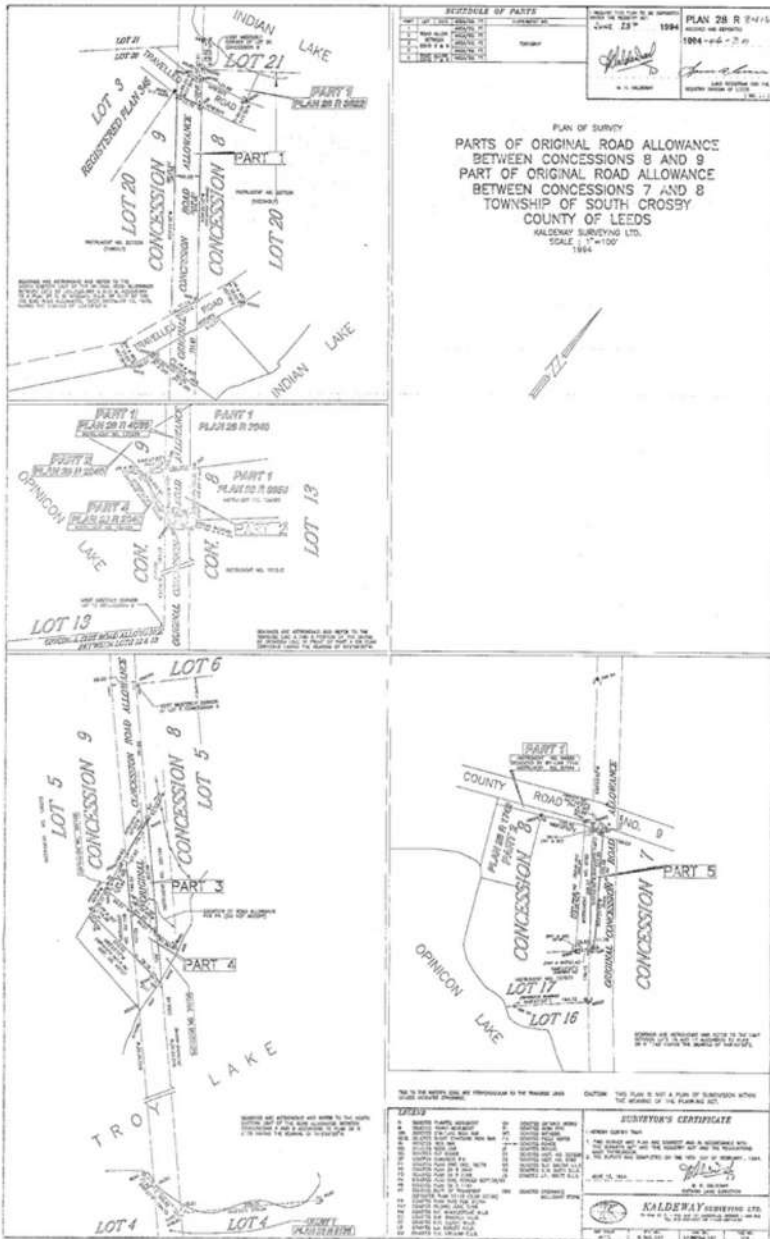
GROSS INTERNAL AREA
FLOOR 1: 812 sq.ft, 75 m², FLOOR 2: 848 sq.ft, 79 m²
EXCLUDED AREA: GARAGE: 648 sq.ft, 60 m², PORCH: 214 sq.ft, 20 m², DECK: 416 sq.ft, 39 m²
TOTAL: 1660 sq.ft, 154 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SURVEY 1/2



SURVEY 2/2



SEPTIC INSPECTION 1/4

YOUR SEPTIC INSPECTOR

CEDAR CREST - BCIN # 44157

MARK VANALSTINE - 613-812-0334

HARRY VANALSTINE - 613-326-1189

DAVID L SMITH

BCIN # 41318 & 41528

SEPTIC CHECK LIST

YOUR SEPTIC SPECIALISTS

Date Inspected: APRIL 24, 2015

Client: 

Address Site: 182 A BROOKS ROAD, RIDEAU LAKES, ONTARIO K0G 1E0

Mailing Address: 

Specialist Signature: David L Smith

Evaluation Scale: (4) Installed New (3) Good (2) Fair (1) Poor

Overall Septic Appearance

4 3 2 1

Tank

Material	Concrete	<u>Plastic</u>		
Tank Size L	<u>ENVIRO 3600L</u>			
Risers	Yes	<u>No</u>		
Depth of Coverage	<1'	<u>1'</u>	2'	3' 4'
Need to be Pumped	Yes	<u>No</u>		
Outflow Filter	<u>Yes</u>	No		
Tank Condition	4	<u>3</u>	2	1
Intake Baffle	4	<u>3</u>	2	1
Outflow Baffle	4	<u>3</u>	2	1
Does Sump Pump Flow to Tank	Yes	No		<u>Covered</u>
Does Water Softener Flow into System	<u>Yes</u>	No		Covered

Septic Bed

Flow Test Done	<u>Yes</u>	No
Start Time <u>2:03</u>	Stop Time <u>2:34</u>	
Flow Test	<u>Pass</u>	Fail
Grass Coverage	4	<u>3</u> 2 1
Tree Clearance	4	3 <u>2</u> 1

SEPTIC INSPECTION 2/4

Clearances

Well: 17 m

Property Lines: GREATER THEN 5 m

Buildings: 3 m

Soil Test

Test One

Type of Material in Test: TOP SOIL/ RED SAND/ GRAVEL/ FILTER SAND

Bio Mat Present Yes ☐ No ☒

Water Present Yes ☐ No ☒

Smell Yes ☐ No ☒

Test Two

Type of Material in Test: TOP SOIL/ RED SAND/ GRAVEL/ FILTER SAND

Bio Mat Present Yes ☐ No ☒

Water Present Yes ☐ No ☒

Smell Yes ☐ No ☒

Test Three

Type of Material in Test: TOP SOIL/ RED SAND/ GRAVEL/ FILTER SAND

Bio Mat Present Yes ☐ No ☒

Water Present Yes ☐ No ☒

Smell Yes ☐ No ☒

Test Four

Type of Material in Test: TOP SOIL/ RED SAND/ GRAVEL/ FILTER SAND

Bio Mat Present Yes ☐ No ☒

Water Present Yes ☐ No ☒

Smell Yes ☐ No ☒

Daily Design Flow

House Size (square meters) 150 m² approx

Bedrooms 3

Type of Well

Dug

☒ Drilled

Other

SEPTIC INSPECTION 3/4

Fixture Count

Bathroom Group	<u>2</u>	x 6	<u>12</u>
Bathtub with/without Shower		x 1.5	
Shower Stall		x 1.5	
Wash Basin 1 ½ Trap		x 1.5	
Water Closet		x 4	
Bidet		x 1	
Kitchen Dishwasher	<u>1</u>	x 1	<u>1</u>
Sinks	<u>1</u>	x 1.5	<u>1.5</u>
Washing Machine	<u>1</u>	x 1.5	<u>1.5</u>
Sink and Laundry Trap	<u>1</u>	x 1.5	<u>1.5</u>
Water Softener	<u>1</u>	x 1.5	<u>1.5</u>
Other _____		x	
Total Fixture Count			<u>19</u>

Design Flow 1,600 L/day

Comments:

THE SEPTIC BED IS LOCATED WITHIN 1M OF THE DROP OFF BUT NOT THE PROPERTY LINE. AT THE TIME OF THE INSPECTION AFTER RUNNING THE FLOW TEST IN THE BED NO BREAKOUT WAS NOTICED SO THIS IS NOT EFFECTING THE OPERATION OF THE WEEPING BED.

THERE ARE SOME SMALL TREES PLANTED ON THE EDGE OF THE WEEPING BED BUT AT THE TIME OF THE INSPECTION ARE NOT HAVE AN EFFECT ON THE WEEPING BED.

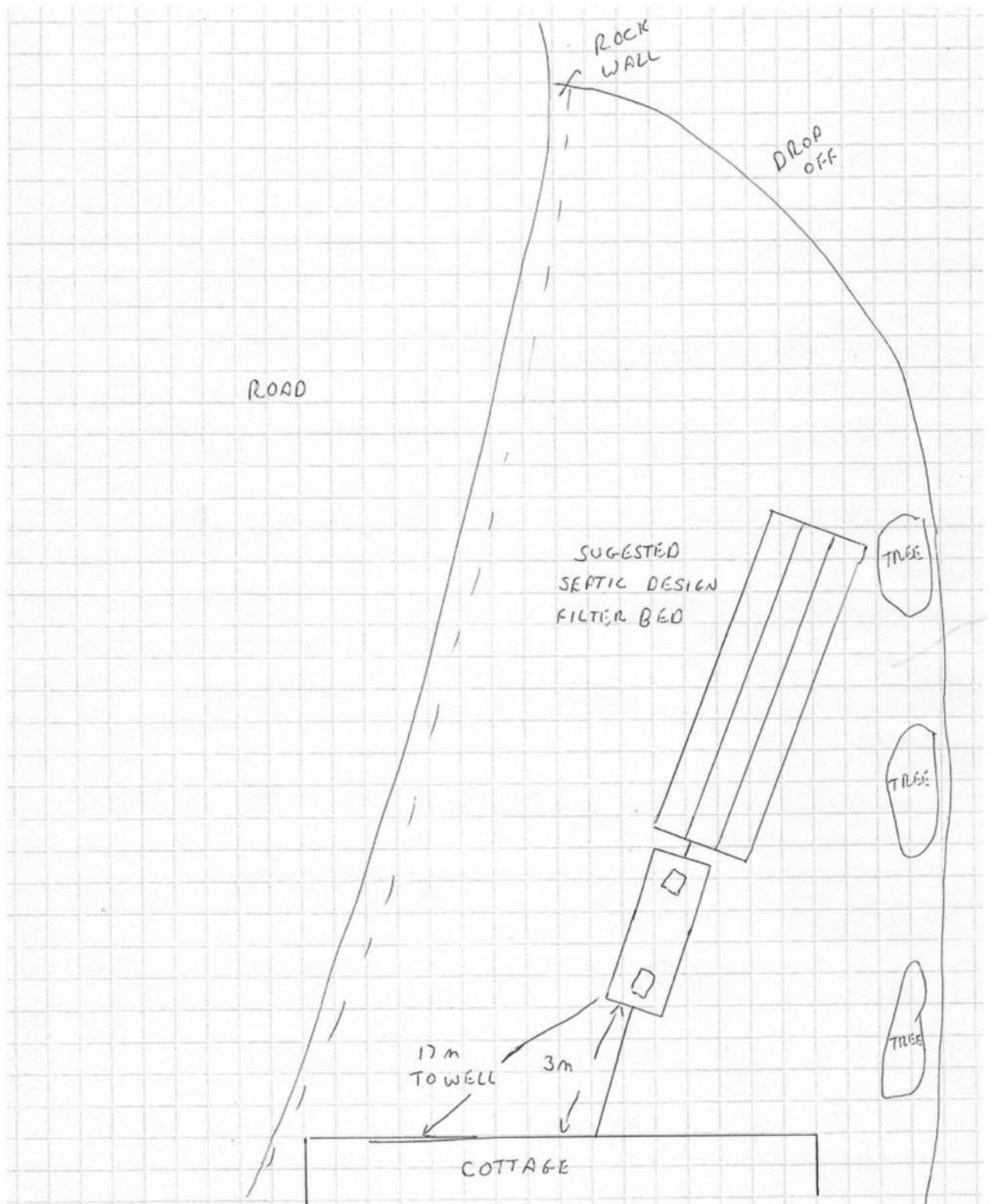
BOTH THE TANK AND THE WEEPING BED HAD NO PROBLEMS AT THE TIME OF THE INSPECTION.

Recommendations:

THE SEPTIC TANK HAS AN EFFLUENT FILTER IN THE OUTFLOW BAFFLE OF THE TANK. THIS FILTER WILL NEED TO BE CLEANED ONCE A YEAR TO ENSURE THAT IT DOES NOT CLOG UP AND CAUSE A BACK-UP INTO THE COTTAGE.

YOU MAY WANT TO INSTALL RISERS ONTO THE TANK SO YOU DO NOT HAVE TO DIG UP THE TANK EVERY YEAR TO CLEAN THE FILTER.

AS-BUILT DRAWING



SEPTIC INSPECTION RECEIPT

1324798 ONTARIO LTD.
o/a CEDAR CREST
 205, 11th LINE S. SHERBROOKE, R.R. #1
 MABERLY, ONTARIO K0H 2B0

613.268.2059

INVOICE

NO 1940

DATE 04/24/2015

PAGE 1 of 1

SOLD TO



SHIP TO



ITEM NO.	QUANTITY	UNIT	DESCRIPTION	HST GST	PST	UNIT PRICE	AMOUNT
>	1		TO COMPLETE AN REAL ESTATE SEPTIC INSPECTION FOR 182 A BROOK POINT ROAD, RIDEAU LAKES ON. THIS INSPECTION INCLUDED AN INSPECTION OF THE SEPTIC TANK, AN FLOW TEST AND FOUR SOIL SAMPLES OF THE FILTER BED PLUS A WRITTEN REPORT		H	275.00	275.00
	1		TO DIG UP LIDS		H	25.00	25.00
			Subtotal:				300.00
			H - HST 13%				
			GST				39.00
<p><i>Paid in full</i> <i>David L Smith</i> <i>chf 078</i></p>							
Cedar Crest (Division of 1324798 Ontario Ltd.) GST: #89571 4525							
COMMENTS 2% INTEREST CHARGED ON ALL ACCOUNTS OVER 30 DAYS							339.00
TOTAL							

INTERACTIVE LINKS

Virtual Tour



Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=ctGTyBqUku1>

Video Tour



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

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/Cz19v7Xp5tvdrm8o9>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/182brookspointtrd/>

MLS LISTING



182A Brooks Point Rd **List: \$789,000 For: Sale**

Rideau Lakes Ontario K0G 1E0

Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp Leeds and Grenville

SPIS: N

Taxes: \$3,861.04/2024

DOM: 0

Detached

Front On: W

Rms: 12

Link: N

Acres: .50-1.99

Bedrooms: 4

Bungalow

Washrooms: 2

1x3xMain, 1x3xBsmt

Lot: 149.8 x 515 FeetIrreg:

Dir/Cross St: Brooks Point Road, Rugged Lane

Directions: Brooks Point Road, left on Rugged Lane. Follow to end.

MLS#: X12262559

PIN#: 441070253

Possession Remarks: TBD

Kitchens: 1
Fam Rm: N
Basement: Fin W/O / Full
Fireplace/Stv: Y
Heat: Forced Air / Propane
A/C: None
Central Vac: N
Apx Age: 700-1100
Apx Sqft:
Assessment:
POTL:
POTL Mo Fee:
Elevator/Lift:
Laundry Lev: Main
Phys Hdcap-Eqp:

Exterior: Vinyl Siding
Drive: Pvt Double
Gar/Gar Spcs: Detached / 2
Drive Park Spcs: 4
Tot Prk Spcs: 6
UFFI: None
Pool:
Energy Cert:
Cert Level:
GreenPIS:
Prop Feat:
Clear View, Fireplace/Stove, Lake Access,
Sloping, Waterfront, Wooded/Treed

Zoning: RW
Cable TV: N
Hydro: Y
Gas: N
Phone: A
Water: Well
Water Supply: Drilled Well
Sewer: Septic
Spec Desig: Unknown
Farm/Agr: Direct
Waterfront:
Retirement: Available
Oth Struct:
Survey Type:

Water Body Name: Opinicon Lake

Water Body Type: Lake

Water Frontage (M): 45.65

Topography: Hilly,Rocky,Sloping,Wooded/Treed

Water Features: Dock,Stairs to Waterfront,Waterfront-Deeded

Access to Property: Private Docking,Private Road

Docking Type: Private

Water View: Direct

WaterfrontYN: Y

Waterfront: Direct

Shoreline: Soft Bottom,Natural

Shoreline Allowance: None

Shoreline Exp: W

Alternative Power: None

Easements/Restrict: Unknown

Rural Services:

Cell Services,Electricity Connected,Internet High Speed,Telephone Available

Waterfront Accessory Bldgs: Not Applicable

Water Delivery Features: Uv System,Water Treatmnt

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	15.09	x 3.61	Laminate
2	Laundry	Main	6.89	x 6.56	Laminate
3	Bathroom	Main	6.89	x4.92	Tile Floor
4	Prim Bdrm	Main	15.09	x11.15	Laminate
5	Kitchen	Main	15.09	x 10.83	Laminate
6	Living	Main	20.01	x15.42	Laminate
7	Bathroom	Bsmt	6.56	x4.59	Tile Floor
8	2nd Br	Bsmt	12.8	x10.83	Laminate
9	3rd Br	Bsmt	10.5	x9.51	Laminate
10	4th Br	Bsmt	15.42	x7.87	Laminate
11	Rec	Bsmt	15.75	x10.83	Laminate
12	Utility	Bsmt	13.78	x 5.58	Laminate

3 Pc Bath

Fireplace
3 Pc Bath

W/O To Deck

W/O To Patio

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Extras:

Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGEPh: 613-273-9595



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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Kingston, ON K7P 2Y5

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