

PRICE
REDUCED

Lakefront Retreat
on Opinicon Lake!



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.

- # X12502702
- \$ **\$719,000**
- 4 Bedrooms
- 2 Bathrooms
- 1.554 Acres
- Opinicon Lake

Your Total Real Estate Package!

Tammy & Heath Gurr
Royal LePage ProAlliance Realty, Brokerage



GURR
REAL ESTATE GROUP
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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

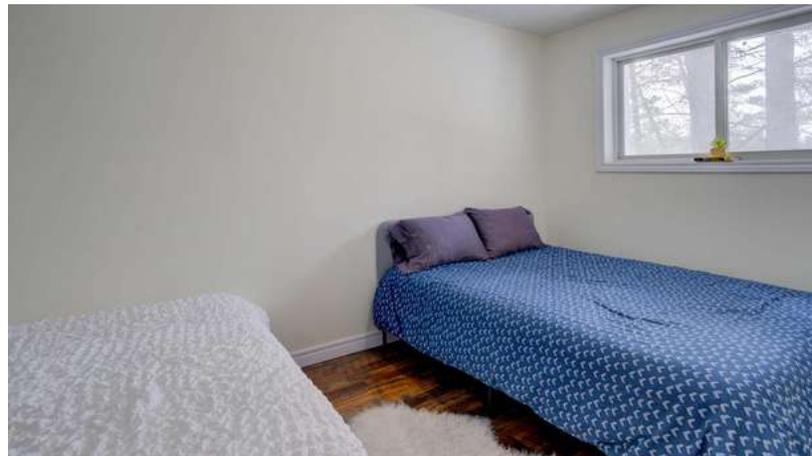
MORE INFORMATION

Utility & Maintenance Information (2024)

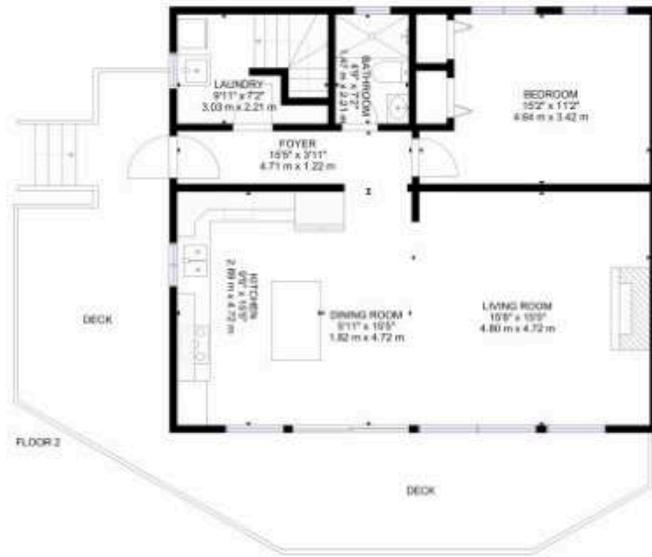
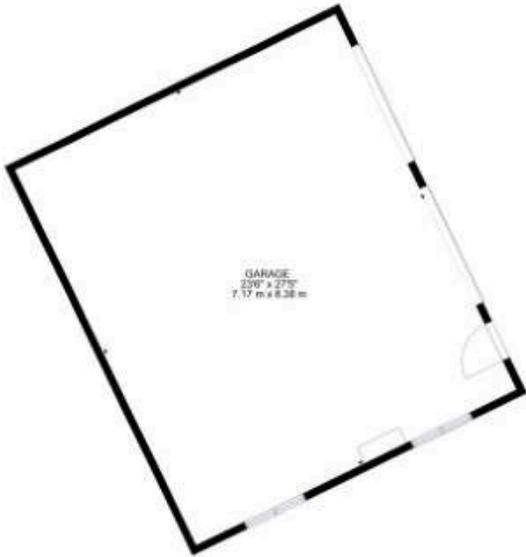
- **Hydro** – Total cost: \$1,020.66 (paid to Hydro One)
- **Heating** – Propane cost: \$1,277.28
 - only one fill-up in January; used recreationally, with heat lowered when away
- **Road Maintenance Fees** – \$150 (paid to Opinicon East Cottagers' Association; fees vary)
- **Internet** – Provided by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



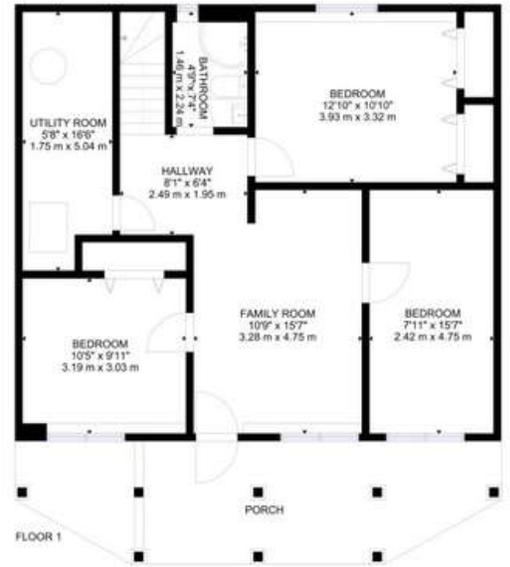
GALLERY



FLOOR PLANS



MAIN LEVEL

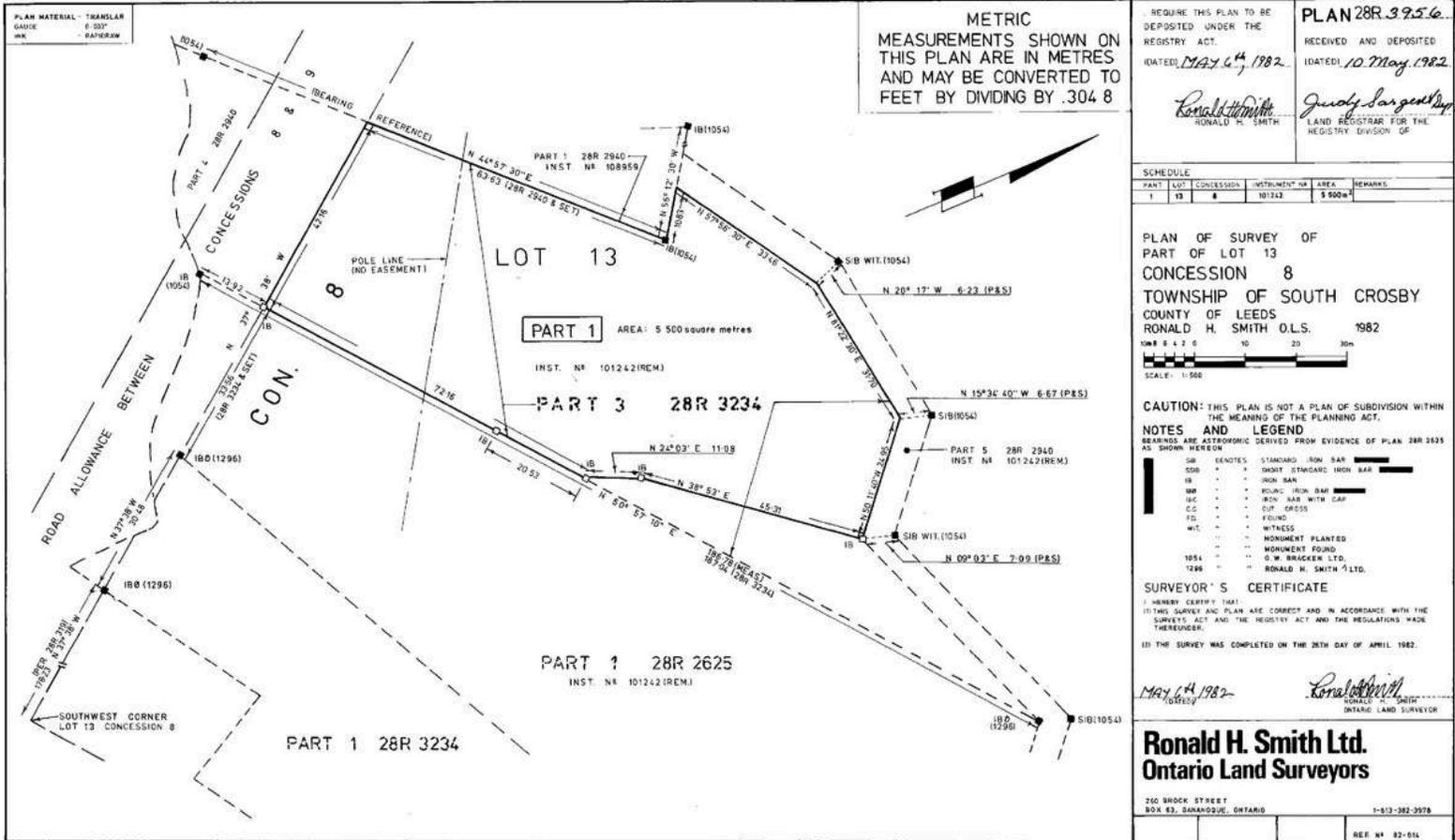


BASEMENT

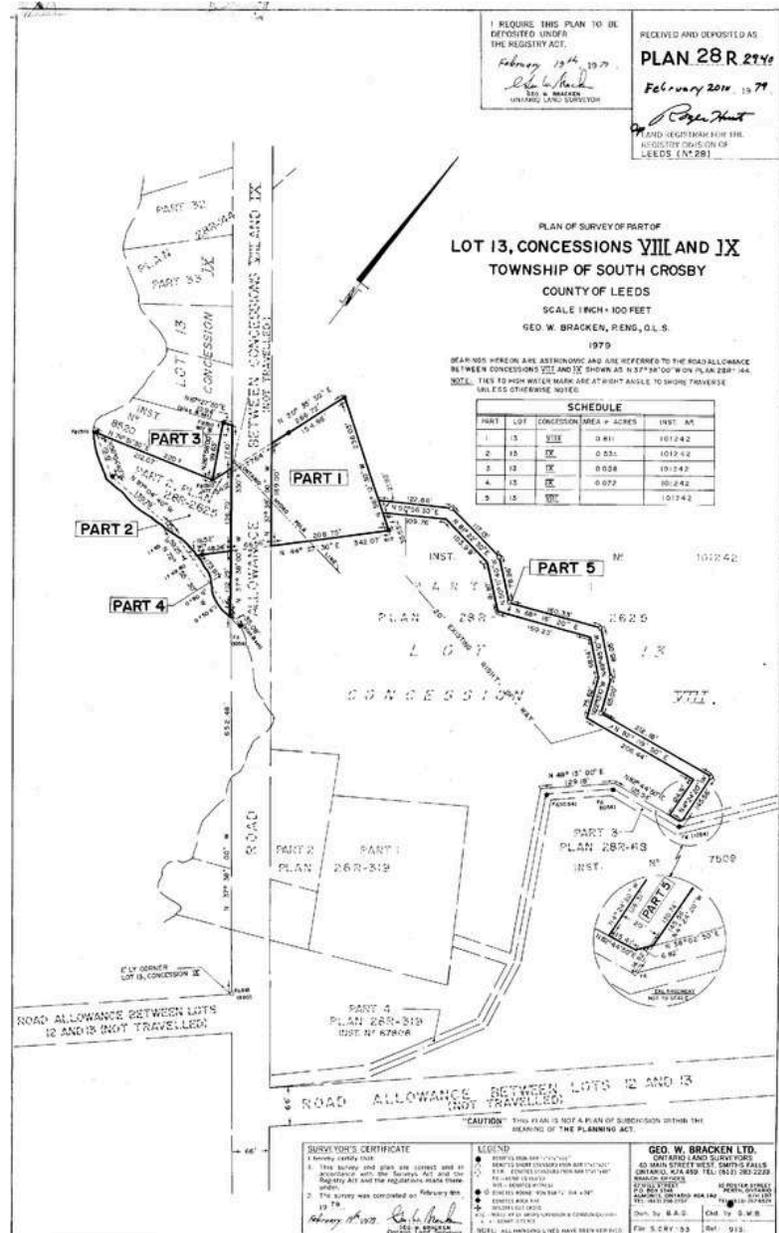
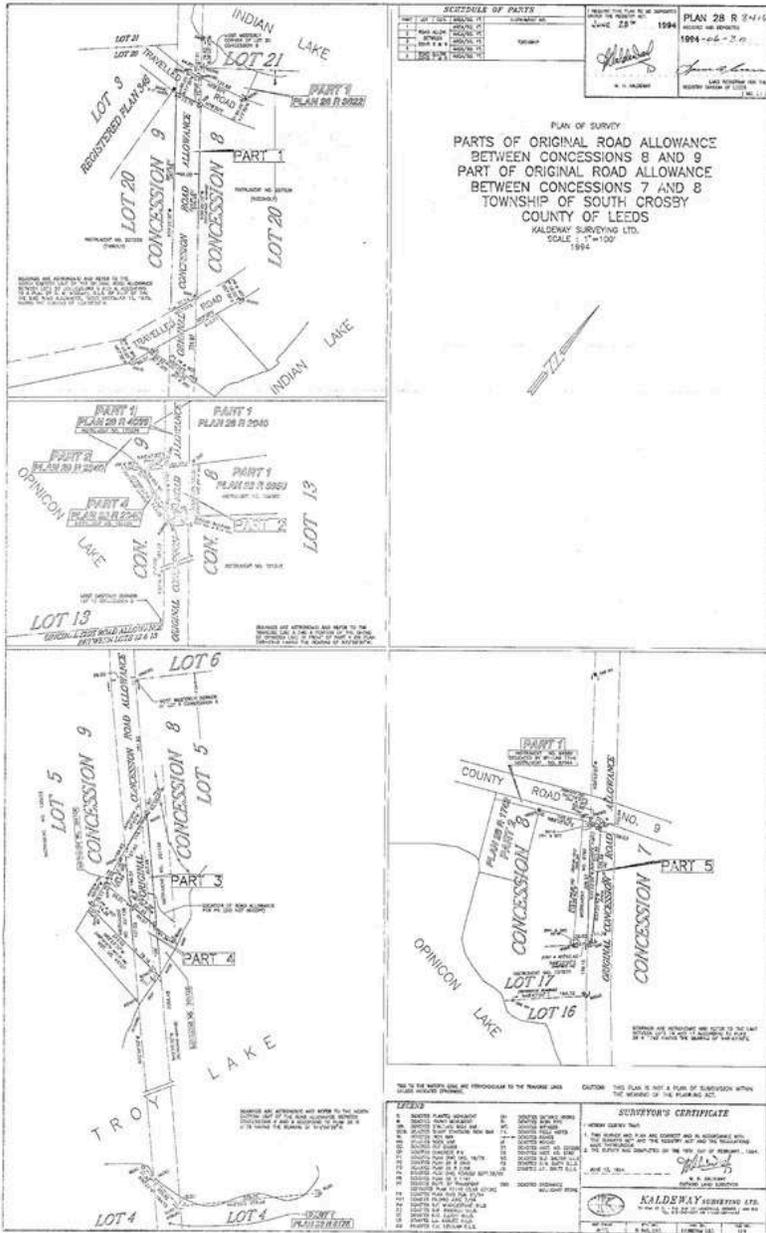
GROSS INTERNAL AREA
 FLOOR 1: 812 sq.ft, 75 m², FLOOR 2: 848 sq.ft, 79 m²
 EXCLUDED AREA: GARAGE: 648 sq.ft, 60 m², PORCH: 214 sq.ft, 20 m², DECK: 416 sq.ft, 39 m²
 TOTAL: 1660 sq.ft, 154 m²

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

SURVEY 1/2



SURVEY 2/2



SEPTIC INSPECTION 2/4

Clearances

Well: 17 m

Property Lines: GREATER THEN 5M

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	_____	x 1	_____
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.

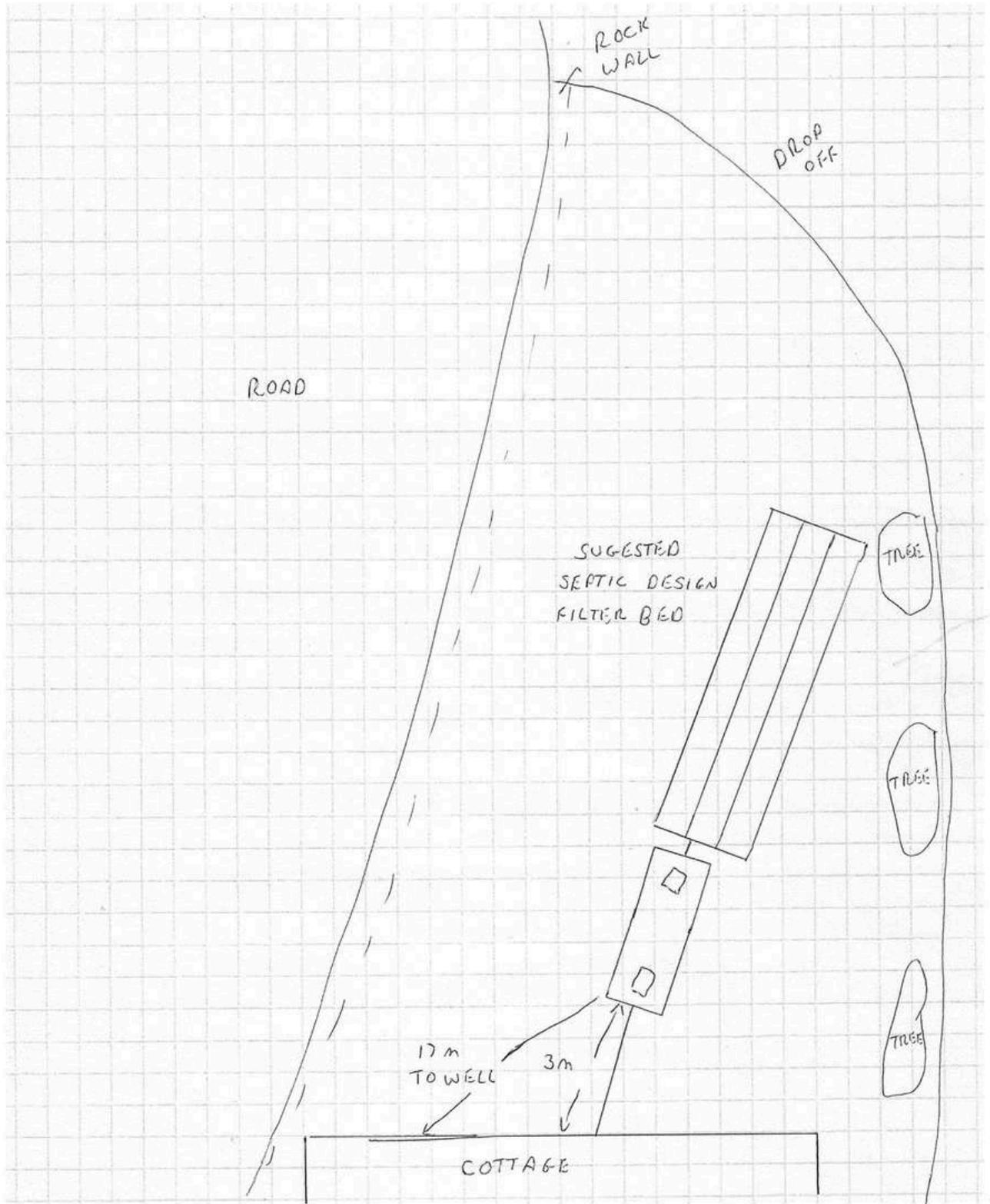
Recommendations:

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.

SEPTIC INSPECTION 4/4

AS-BUILT DRAWING



SEPTIC INSPECTION RECEIPT

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

INVOICE

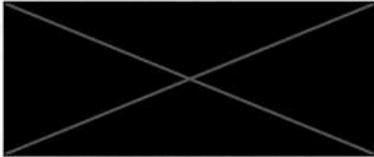
613.268.2059

NO 1940

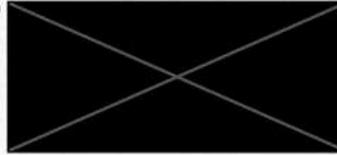
DATE 04/24/2015

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 David L Smith chq 078</i></p>				
Cedar Crest (Division of 1324798 Ontario Ltd.) GST: #89571 4525							

COMMENTS

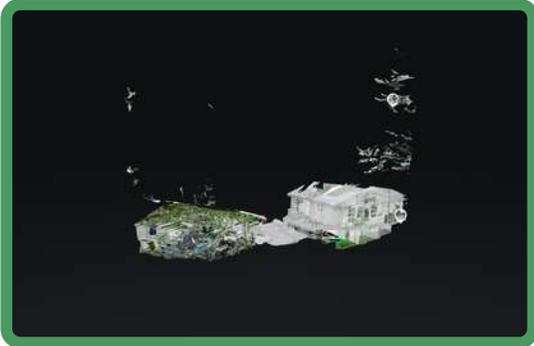
2% INTEREST CHARGED ON ALL ACCOUNTS OVER 30 DAYS

TOTAL ▾

339.00

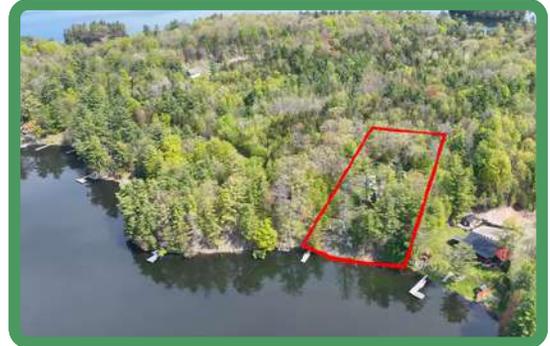
INTERACTIVE LINKS

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/gbr22p0qJ0c>

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/182brooksokspointrd/>

MLS LISTING



182A Brooks Point Rd **List: \$719,000 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#: X12502702

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

Client Remks: 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 wood-stove. Opinicon Lake is part of the historic Rideau Canal System and offers great boating, swimming and fishing opportunities. The lake also is home to Queens 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!

Extras:

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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