

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.

# X11971385

\$ \$869,000

4 Bedrooms

2 Bathrooms

Lot: 150 x 515 Ft

Opinicon Lake

*Your Total Real Estate Package!*

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



[www.gurreathomes.com](http://www.gurreathomes.com)



[info@gurreathomes.com](mailto:info@gurreathomes.com)

**(613) 273-9595**



Not intended to solicit clients under contract. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.





# *Table of Contents*

**182A Brooks Point Road  
Rideau Lakes, ON**

<b>Features</b>	<b>3</b>
<b>More Information</b>	<b>4</b>
<b>Floor Plan</b>	<b>6</b>
<b>Survey &amp; Aerial Images</b>	<b>7</b>
<b>Septic Inspection</b>	<b>9</b>
<b>Septic Inspection Receipt</b>	<b>13</b>
<b>Interactive Links</b>	<b>14</b>
<b>MLS Listing</b>	<b>15</b>
<b>Contact Information</b>	<b>16</b>





## Listing Description

### 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.

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

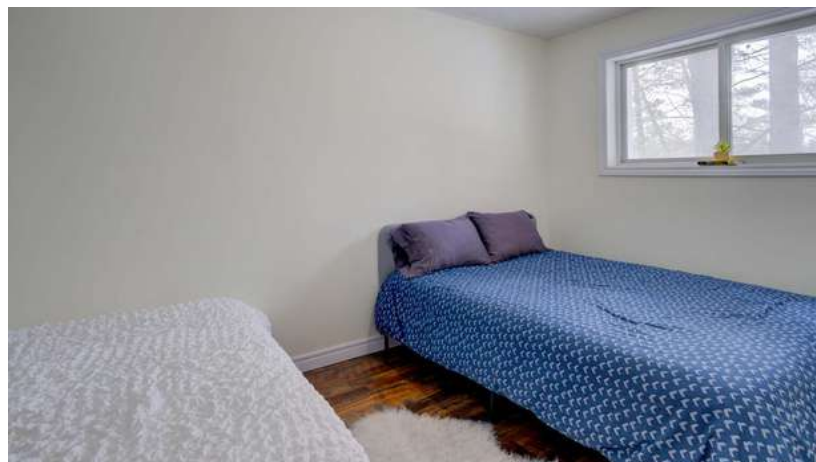
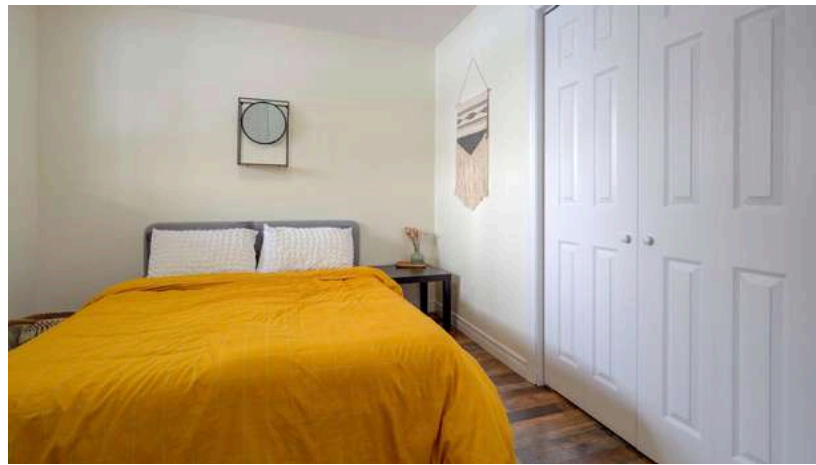
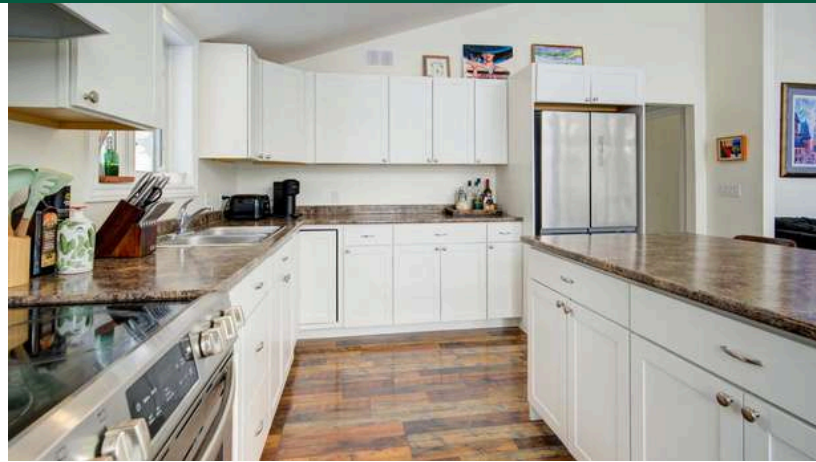
## Utility & Maintenance Information (2024)

- **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

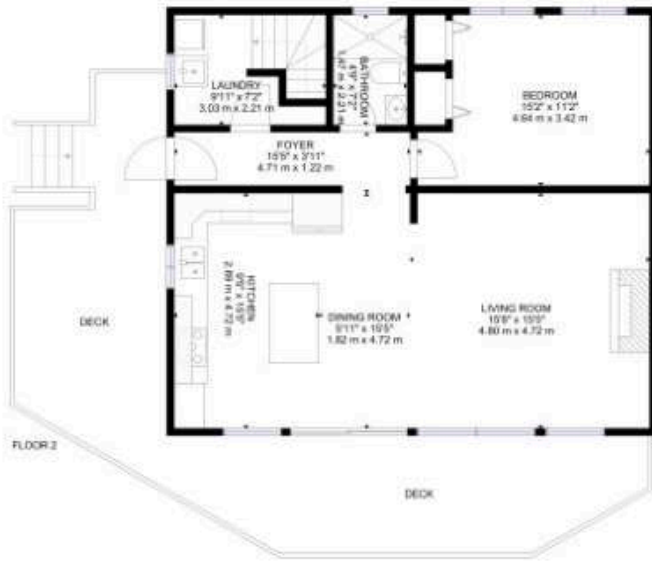




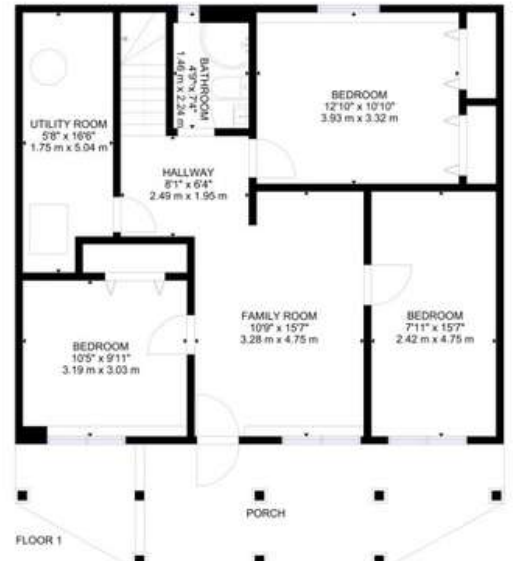
# GALLERY



# FLOOR PLANS



**MAIN LEVEL**



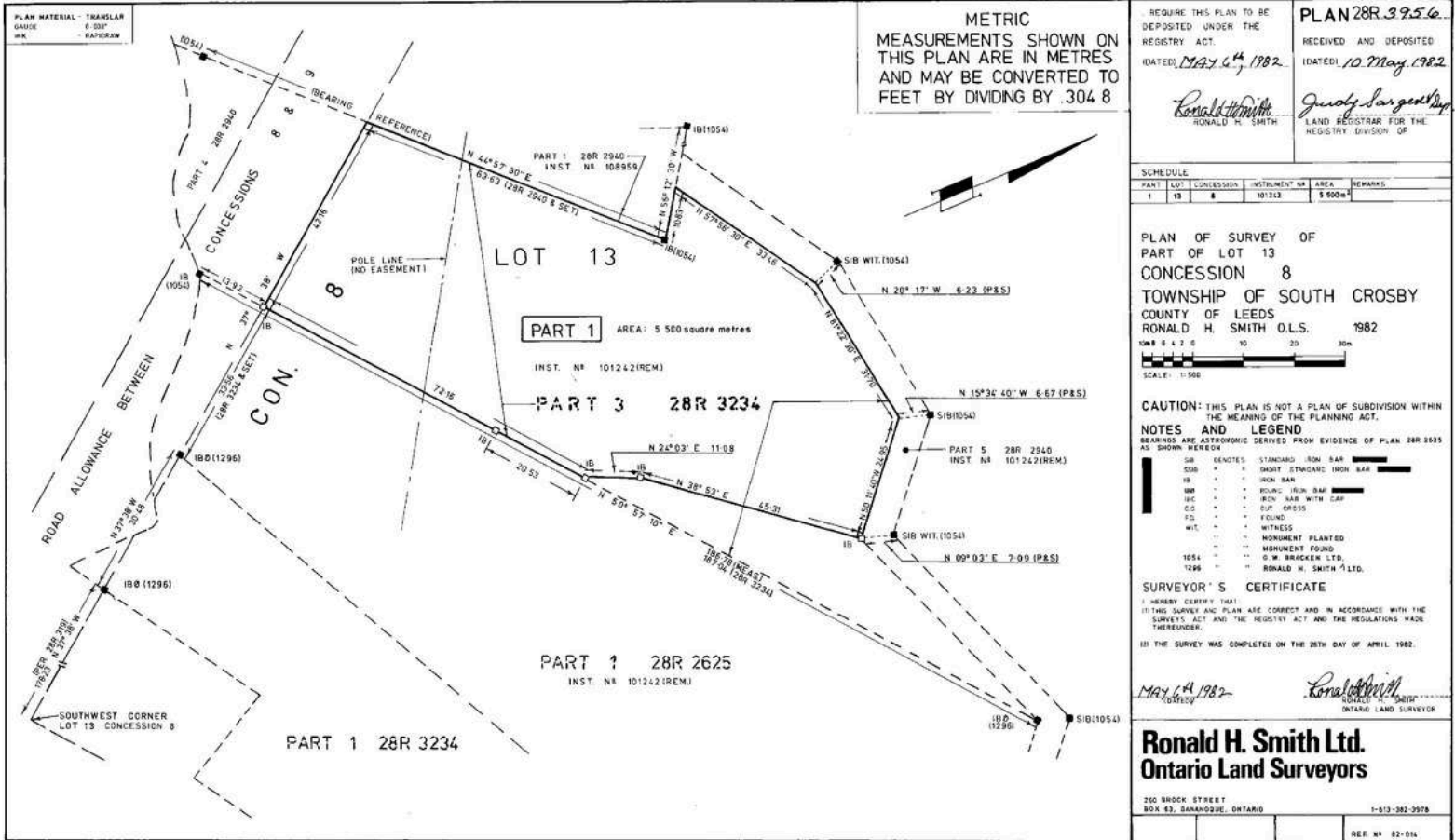
**BASEMENT**

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

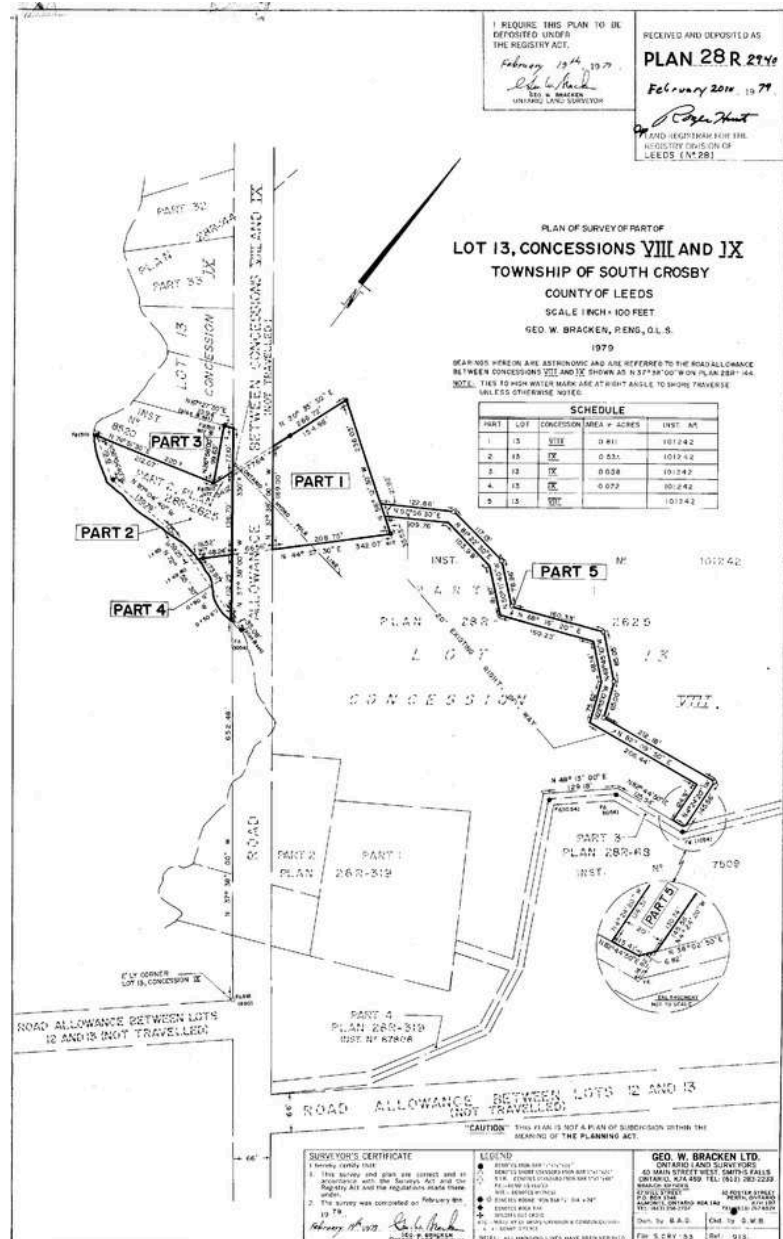
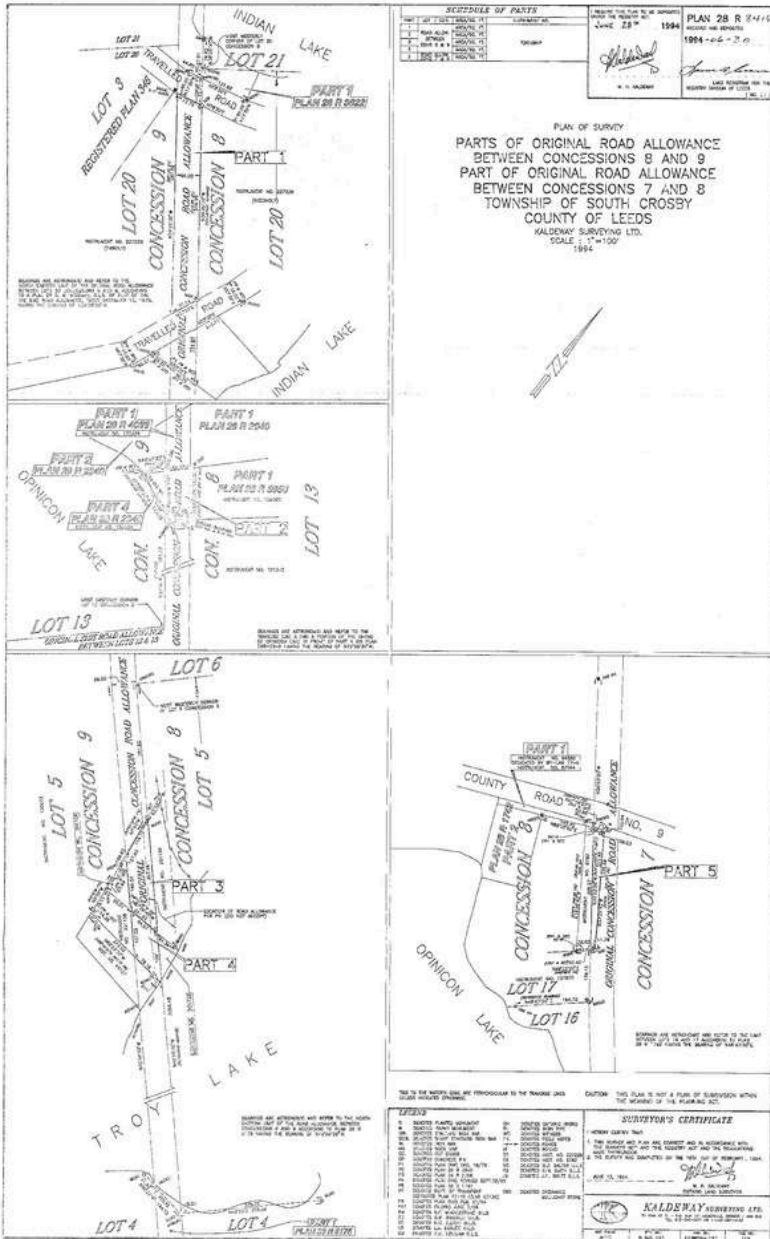
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



# 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 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 m<sup>2</sup> 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:**

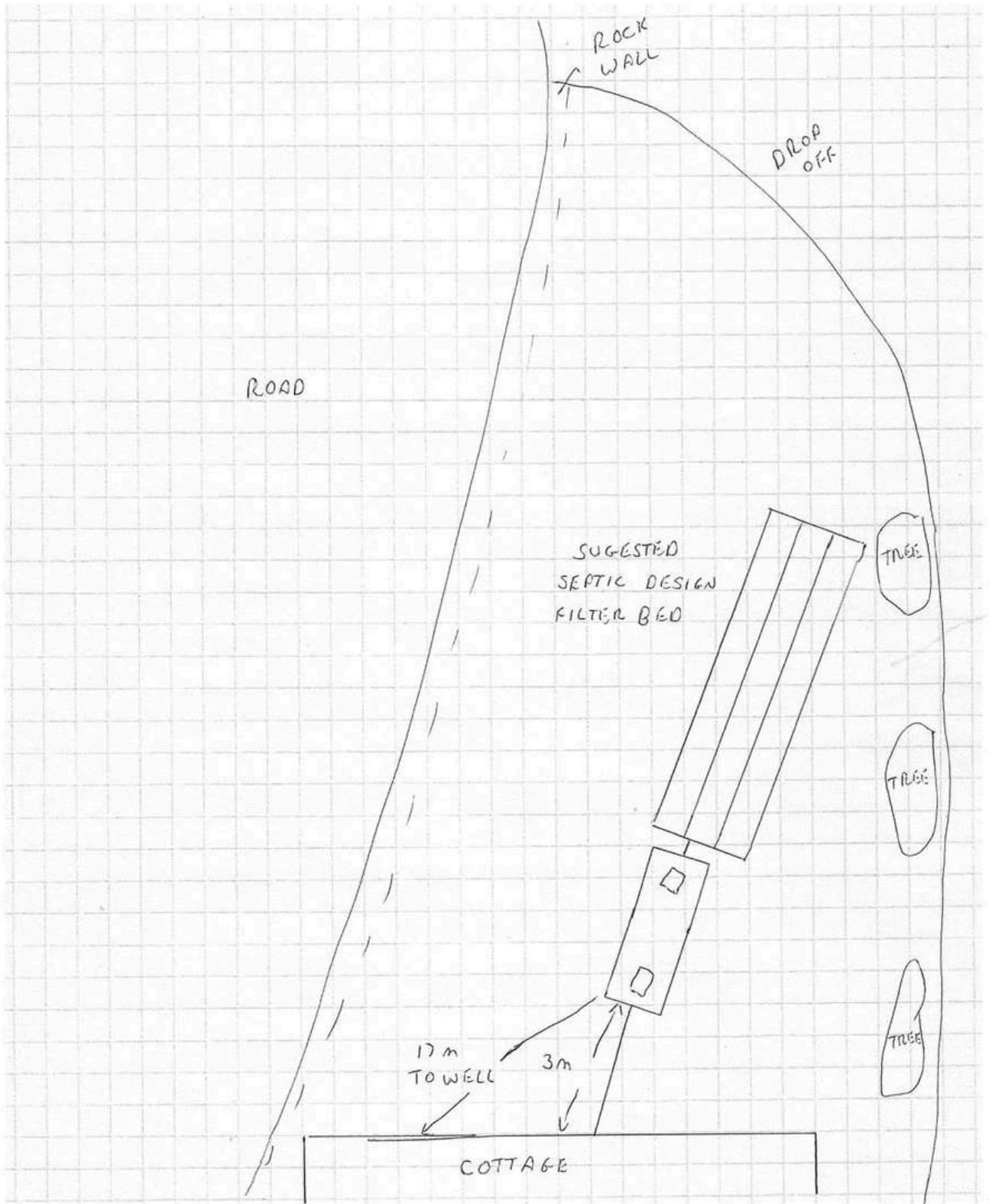
THE SEPTIC TANK HAS AN EFFLUENT FILTER IN THE OUTFLOW BAFFLE OF THE TANK. THIS FILTER WILL NEED TO BE CLEANED ONCE A YEAR TO ENSURE THAT IT DOES NOT CLOG UP AND CAUSE A BACK-UP INTO THE COTTAGE.

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

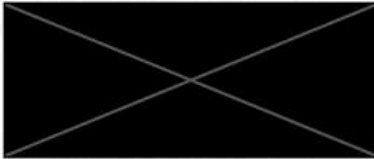
613.268.2059

NO 1940

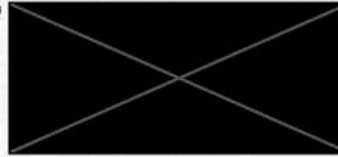
DATE 04/24/2015

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	
			<i>Paid in Full David L Smith chq 078</i>					
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/Vbc8Hz6DBKg>

## 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/182brookspointrd/>

# MLS LISTING



**182A Brooks Point Rd** **List: \$869,000 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** **Acre: .50-1.99** **Bedrooms: 4**  
 Bungalow **Washrooms: 2**  
 1x3xMain, 1x3xBsmt

**Lot: 149.8 x 515 Feet Irreg:**  
**Dir/Cross St: Brooks Point Road, Rugged Lane**

**MLS#: X11971385** **PIN#: 441070253**  
**Possession Remarks: TBD**

<b>Kitchens:</b> 1	<b>Exterior:</b> Vinyl Siding	<b>Zoning:</b> RW
<b>Fam Rm:</b> N	<b>Drive:</b> Pvt Double	<b>Cable TV:</b> N
<b>Basement:</b> Fin W/O / Full	<b>Gar/Gar Spcs:</b> Detached / 2	<b>Hydro:</b> Y
<b>Fireplace/Stv:</b> Y	<b>Drive Park Spcs:</b> 4	<b>Gas:</b> N
<b>Heat:</b> Forced Air / Propane	<b>Tot Prk Spcs:</b> 6	<b>Phone:</b> A
<b>A/C:</b> None	<b>UFFI:</b> None	<b>Water:</b> Well
<b>Central Vac:</b> N	<b>Pool:</b>	<b>Water Supply:</b> Drilled Well
<b>Apx Age:</b>	<b>Energy Cert:</b>	<b>Sewer:</b> Septic
<b>Apx Sqft:</b>	<b>Cert Level:</b>	<b>Spec Desig:</b> Unknown
<b>Assessment:</b>	<b>GreenPIS:</b>	<b>Farm/Agr:</b> Direct
<b>POTL:</b>	<b>Prop Feat:</b>	<b>Waterfront:</b>
<b>POTL Mo Fee:</b>	Clear View, Fireplace/Stove, Lake Access,	<b>Retirement:</b>
<b>Elevator/Lift:</b>	Sloping, Waterfront, Wooded/Treed	<b>Oth Struct:</b>
<b>Laundry Lev:</b> Main		
<b>Phys Hdcap-Eqp:</b>		
<b>Water Body Type:</b> Lake		

**Water Frontage (M):** 45.65 **Shoreline:** Soft Bottom, Natural  
**Topography:** Hilly, Rocky, Sloping, Wooded/Treed **Shoreline Allowance:** None  
**Water Features:** Dock, Stairs to Waterfront, Waterfront-Deeded **Shoreline Exp:** W  
**Access to Property:** Private Docking, Private Road **Alternative Power:** None  
**Docking Type:** Private **Easements/Restrict:** Unknown  
**Water View:** Direct **Rural Services:**  
**WaterfrontYN:** Y Cell Services, Electricity Connected, Internet High Speed, Telephone Available  
**Waterfront:** Direct **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	x 4.92	Tile Floor
4	Prim Bdrm	Main	15.09	x 11.15	Laminate
5	Kitchen	Main	15.09	x 10.83	Laminate
6	Living	Main	20.01	x 15.42	Laminate
7	Bathroom	Bsmt	6.56	x 4.59	Tile Floor
8	2nd Br	Bsmt	12.8	x 10.83	Laminate
9	3rd Br	Bsmt	10.5	x 9.51	Laminate
10	4th Br	Bsmt	15.42	x 7.87	Laminate
11	Rec	Bsmt	15.75	x 10.83	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!





## Questions? Contact us:

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



Westport Office:  
7 Spring Street, P.O. Box 148,  
Westport, ON K0G 1X0

[www.gurreathomes.com](http://www.gurreathomes.com)  
[info@gurreathomes.com](mailto:info@gurreathomes.com)  
(613) 273-9595

Kingston Office:  
640 Cataraqui Woods Drive  
Kingston, ON K7P 2Y5

*Your Total Real Estate Package!*