



182A Brooks Point Rd Rideau Lakes Ontario K0G 1E0 Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp Leeds and Grenville SPIS: N Taxes: \$3,861.04/2024 DOM: 77		List: \$849,000 For: Sale	
Detached Link: N Bungalow	Front On: W Acre: .50-1.99	Rms: 12 Bedrooms: 4 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

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: Apx Sqft: 700-1100 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: Pool: None 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: Waterfront: Direct Retirement: Oth Struct:
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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
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#	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 3 Pc Bath
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 Fireplace W/O To Deck
7	Bathroom	Bsmt	6.56	x 4.59	Tile Floor 3 Pc Bath
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 W/O To Patio
12	Utility	Bsmt	13.78	x 5.58	

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:

Prepared By: TAMMY GURR

ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE

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