



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:** 0

List: \$749,000 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
Directions: Brooks Point Road, left on Rugged Lane. Follow to end.

MLS#: X12502702 **PIN#:** 441070253

Possession Remarks: TBD

Legal: PT RDAL BTN CON 8 AND CON 9 SOUTH CROSBY CLOSED BY LR270515; PT LT 13 CON 8 SOUTH CROSBY; PT LT 13 CON 9 SOUTH CROSBY PT 2, 28R8416, PT 1, 28R3956 & PT 4, 28R2940; T/W LR159002 EXCEPT THE EASEMENT THEREIN RE: PT 1, 28R5156; RIDEAU LAKES

Kitchens: 1
Fam Rm: N
Basement: Finished with Walk-Out / Full
Fireplace/Stv: Y
Heat: Forced Air / Propane
A/C: None
Central Vac: N
Apx Age:
Apx Sqft: 700-1100
Lot Size Source: GeoWarehouse
Roof: Asphalt Shingle
Foundation: Concrete Block
Assessment:
POTL:
POTL Mo Fee:
Elevator/Lift:
Laundry Lev: Main
Phys Hdcap-Eqp:

Exterior: Vinyl Siding
Gar/Gar Spcs: Detached / 2
Park/Drive:
Drive: Private Double
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
Exterior Feat: Deck, Fishing, Privacy, Year Round Living
Interior Feat: Carpet Free, ERV/HRV, Primary Bedroom - Main Floor, Ventilation System, Water Heater Owned, Water Softener
Security Feat: Smoke Detector

Zoning: RW
Cable TV: N
Hydro: Y
Gas: N
Phone: A
Water: Well
Water Supply Type: Drilled Well
Sewer: Septic
Spec Desig: Unknown
Farm/Agr:
Waterfront: Direct
Retirement:
HST Applicable to Not Subject to HST
Sale Price:
Oth Struct:
Survey Type: Available

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	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

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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!

Inclusions: Fridge, Stove, Washer, Dryer, Dock

Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE **Ph:** 613-273-9595