

843 ELLIOTT Lane, Seeleys Bay, Ontario K0H 2N0

Listing

Client Full
Active / Residential

[843 ELLIOTT Ln Seeleys Bay](#)

MLS®#: 40386904

Price: \$599,000



Leeds and Grenville/Leeds and the Thousand Islands/Leeds and the Thousand Islands

Bungalow/House



Water Body: **Whitefish Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	3	1	1

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **1 (1 + 0)**
 SF Fin Total: **425**
 AG Fin SF Range: **0 to 500**
 AG Fin SF: **425/Other**
 DOM/CDOM: **0/15**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,445.62/2023**

Remarks/Directions

Public Rmks: **Located on Whitefish Lake and the historic Rideau Canal system is this cozy one bedroom, one bathroom cottage. The point of land has 420' of shoreline, level access and good water depth. There is a detached one car garage and a one slip wet boathouse with a two bedroom bunkie above. There is also another small building with a shower, sink, composting toilet and laundry facilities. This building has a propane boiler for your hot water and is just steps away from a large 3 boat dock newly built in 2022. In 2022 many other updates were done including a new deck, floating raft with diving board, new siding, gazebo and seating area, updated kitchen, updated living room and bedroom. The plumbing and electrical panel have also been updated. The property is serviced by a drilled well, a lake water system and a 800 gallon holding tank. The yard consists of rolling grass areas, multi level gardens, a horseshoe pit, fire pit, and an outdoor stone fireplace. The multiple large deck areas will give you many options to enjoy time with family and friends. You might just catch the amazing sunsets to the west while relaxing on the western platform deck. The waterfront here has good depth and is easily accessible along its entire length. The bay has some lily pads and weeds but is relatively clear along this shore. Being located on the Rideau System means you can travel by boat north to Ottawa or south to Kingston. Cottage season is fast approaching, so don't miss this one!**

Directions: **Highway 15 north of Seeleys Bay, west on Back Street, north on Elliott Lane to #843**

Common Elements

Locker: Balcony:

Waterfront

Features: **Water Access**
 Dock Features: **Boat Slip**
 Dock Type: **Private Docking**
 Shoreline: **Deep, Natural, Rocky**
 Shore Rd Allow: **None**
 Channel Name:
 Waterfront:
 Boat House: **Boat House, With Accommodation Above, Boathouse-Single Slip, Boathouse-Two Storey**
 Frontage: **420.00**
 Exposure: **North**
 Island Y/N: **No**

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Bunkhouse	2			No
Other		1		No
Boathouse				No

Exterior

Exterior Feat: **Deck(s), Fishing, Landscape Lighting, Landscaped, Privacy, Seasonal Living**
 Construct. Material: **Stone, Stucco (Plaster), Vinyl Siding**
 Shingles Replaced:
 Year/Desc/Source: **//**
 Property Access: **Private Road**
 Other Structures: **Other**
 Garage & Parking: **Detached Garage//Private Drive Single Wide//Gravel Driveway**
 Parking Spaces:
 Services: **Cell Service, Electricity, High Speed Internet Avail, Telephone Available**
 Water Source: **Drilled Well, Lake/River**
 Lot Size Area/Acres: **0.700/Acres**
 Lot Front (Ft): **420.00**
 Location: **Rural**
 Area Influences: **Lake Access, Lake/Pond**
 View: **Bay, Lake, Trees/Woods, Water**
 Topography: **Level, Rocky, Wooded/Treed**
 Restrictions:
 Roof: **Asphalt Rolled, Membrane**
 Concrete
 Foundation:
 Prop Attached: **Detached**
 Apx Age: **51-99 Years**
 Rd Acc Fee:
 Winterized:
 Driveway Spaces: **5.0**
 Garage Spaces: **1.0**
 Water Tmnt: **UV System**
 Sewer: **Holding Tank**
 Acres Range: **0.50-1.99**
 Acres Rent:
 Lot Depth (Ft):
 Lot Shape: **Irregular**
 Lot Irregularities:
 Land Lse Fee:
 Retire Com:
 Fronting On: **North**
 Exposure: **North, East**

Interior

Interior Feat: **Ceiling Fans**
 Basement: **Crawl Space**
 Laundry Feat: **In Building**
 Cooling: **Wall Unit**
 Heating: **Baseboard, Electric Hot Water, Fireplace-Wood**
 Fireplace: **1/Family Room, Wood**
 Inclusions: **Range Hood, Refrigerator, Smoke Detector, Stove, Window Coverings**
 Basement Fin: **Unfinished**
 FP Stove Op: **Yes**

Property Information

Common Elem Fee: **No**
 Legal Desc: **PT LT 6-7 CON 9 LEEDS; PT RDAL BTN LT 6 AND LT 7 CON 9 LEEDS; LEEDS/THOUSAND ISLANDS**
 Zoning: **RS**
 Assess Val/Year: **\$326,000/2023**
 PIN: **442920124**
 ROLL: **081281603005900**
 Possession/Date: **Flexible/**
 Local Improvements Fee:
 Survey: **None/**
 Hold Over Days:
 Occupant Type: **Vacant**
 Deposit: **10000**

Brokerage Information

List Date: **03/10/2023**
 List Brokerage: **Royal LePage ProAlliance Realty, Brokerage**

Source Board: Kingston and Area Real Estate Association
 Prepared By: Tammy Gurr, Broker
 Date Prepared: 03/10/2023

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