

# Lakeside Serenity on Opinicon Lake!



## 450 Brooks Point Road, Rideau Lakes, ON

**Cozy cottage perched on a hill overlooking beautiful Opinicon Lake.**

This west-facing cottage has a large deck on the side of the hill and landscaped stairs leading down to the lane across to the dock. The waterfront here has a gradual entry with about 5 ft of depth off the end of the dock, making it a great location for boating and swimming. The cottage is serviced with a lake water system and a full septic system. The cottage features 3 bedrooms, a 3pc bathroom and an open-concept kitchen and living room with a woodstove for those chilly nights and has access out to the deck from this area. There are baseboard heaters throughout the cottage for heating as well. The location is private and peaceful with the waterfrontage located just across the lane. Opinicon Lake is part of the Rideau System which offer miles of boating opportunities. Fine dining can be found at the Opinicon Resort, which is located right across the lake by the historic Chaffey's Lock.

- # X12959156
- \$ \$609,000
- 3 Bedrooms
- 1 Bathroom
- 0.67 Acres
- 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**



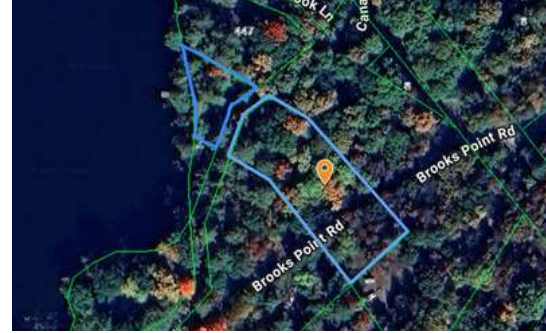
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Rideau Lakes, ON**

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## Features

### Waterfront Cottage on Opinicon Lake

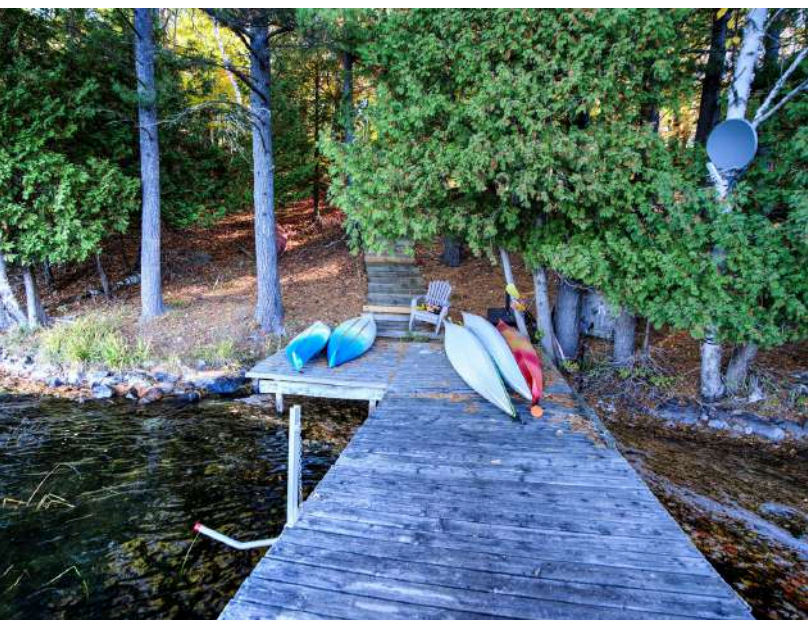
*3-Bedroom West-Facing Cottage with Dock on the Historic Rideau Canal System*

- **Cozy Cottage Overlooking Beautiful Opinicon Lake:** Cozy cottage perched on a hill overlooking beautiful Opinicon Lake. This west-facing cottage has a large deck on the side of the hill and landscaped stairs leading down to the lane across to the dock.
- **The waterfront** here has a gradual entry with about 5 ft of depth off the end of the dock, making it a great location for boating and swimming.
- **The cottage** features 3 bedrooms, a 3pc bathroom and an open-concept kitchen and living room with a woodstove for those chilly nights and has access out to the deck from this area. There are baseboard heaters throughout the cottage for heating as well.
- **Systems & Services:** The cottage is serviced with a lake water system and a full septic system.
- **The Setting:** The location is private and peaceful with the waterfrontage located just across the lane.
- **Opinicon Lake & the Rideau System:** Opinicon Lake is part of the Rideau System which offer miles of boating opportunities. Fine dining can be found at the Opinicon Resort, which is located right across the lake by the historic Chaffey's Lock.
- **Location:** Kingston is just 45 minutes to the south or the town of Elgin is located approximately 20 minutes away.

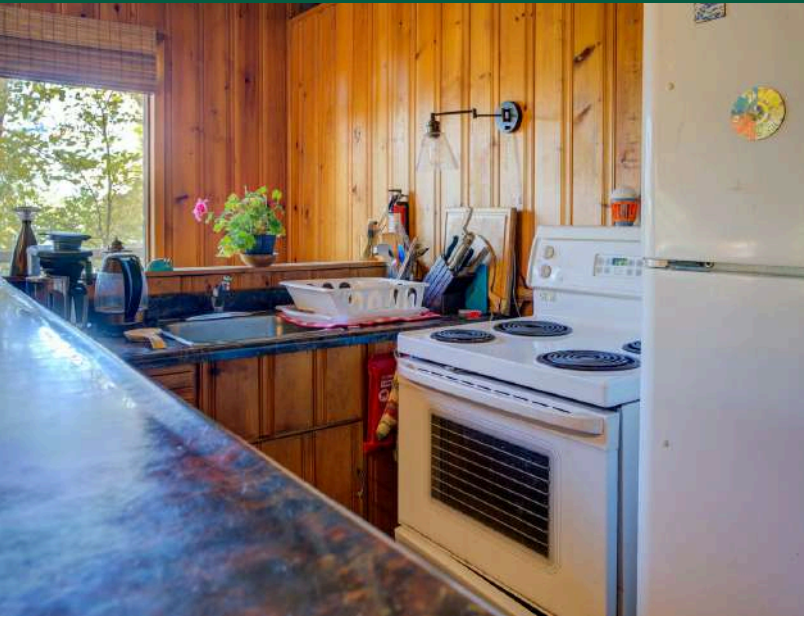
## Directions

- Ritz Road to Brooks Point Road, follow to #450 on left and waterfront portion on right.

# GALLERY



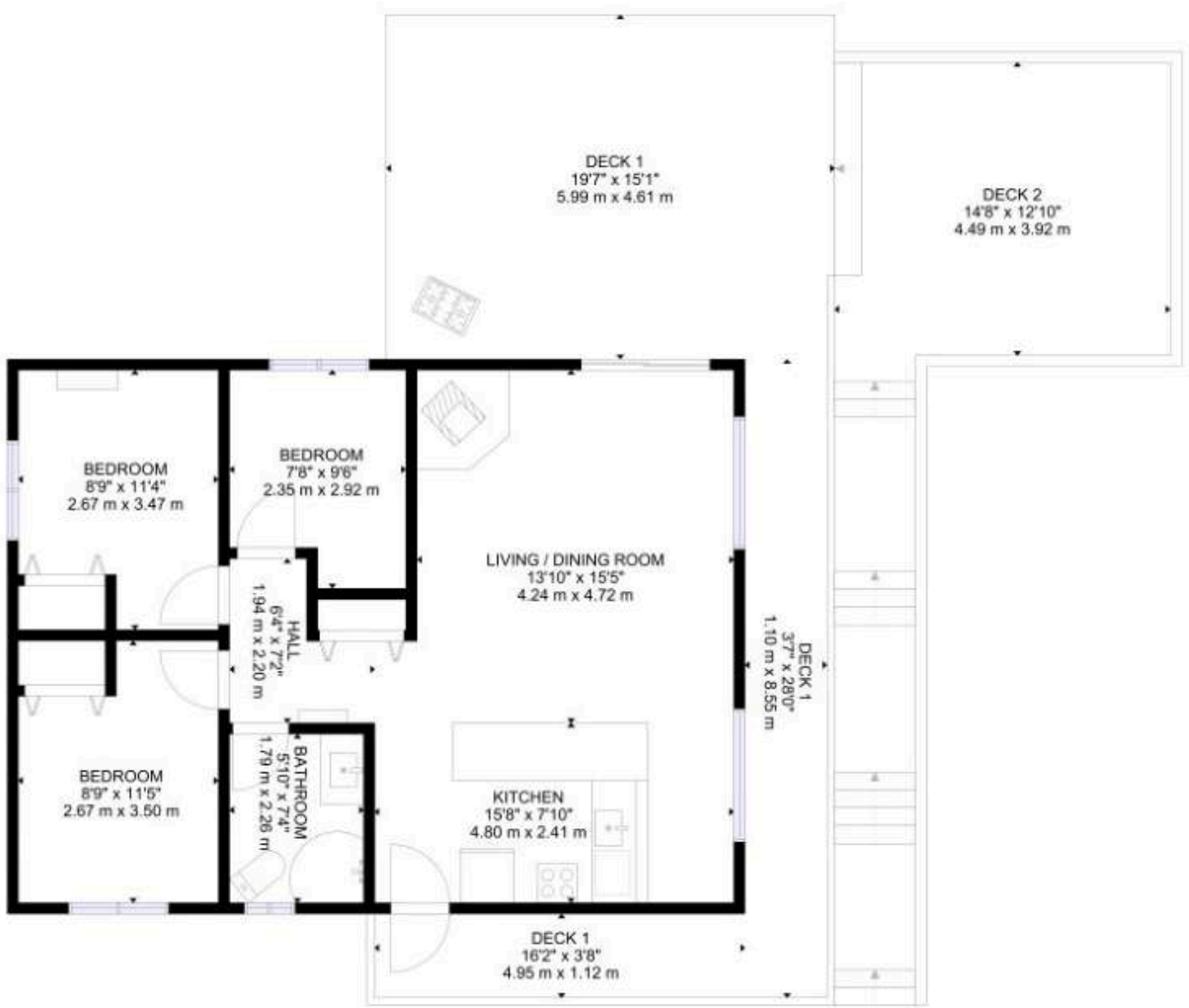
# GALLERY



# GALLERY



# FLOOR PLAN



## GROSS INTERNAL AREA

EXCLUDED AREA: DECK 1: 456 sq.ft, 42 m<sup>2</sup>, DECK 2: 182 sq.ft, 17 m<sup>2</sup>

TOTAL: 733 sq.ft, 68 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# WETT INSPECTION

## Site Basic Inspection Report



29 Main Street, E., Box 97  
Westport, Ontario  
K0G 1X0  
613-273-5263 / Fax 613-273-7684  
info@lakesidefireplaceandbbq.ca

Date: July 21/15

Customer Name: [REDACTED]

Customer Address: 450 Brooks Point Rd.

Tel. #: [REDACTED] Fax #: \_\_\_\_\_

Type of Dwelling: Owner Occupied  Seasonal Residence  Tenant Occupied

**Chimney** **Appliance**

Manufacturer Security Manufacturer IHP (Iron Strike)

Type Hood Model S160A

Size 6" Fireplace Furnace Woodstove Pellet

Approx. Length 6' **Clearance to Combustibles**

Height above roof exit 4' Corner Installation required actual

**Clearance to Combustibles** Corners 5 1/2" 9"

2"

General Conditions Front / /

New Install Wall Installation required actual

Back / /

Sides / /

Front / /

**Flue Pipe** **Floor Pad**  
Clearance Type premanufactured pad - <sup>By the</sup> hearth

Single Wall Double Wall required actual

Straight N/A Straight 6"/10" Sides 8" 10"

Corners N/A Corners \_\_\_\_\_ Front 18" 18+

Shield N/A Manufacturer N/A

Remarks: In my opinion, I consider the installation of the chimney and/or wood-burning device at the above residence, meets the manufacturer's specifications or the requirements of the C.S.A. - B365.

Comments:

Signature [Signature]  
Wett Certificate# 7717 Name Mark Parliament



# SEPTIC PUMPOUT RECEIPT

2730258 Ontario Ltd.

Operating As

HST #75775070

## BRYAN'S SEPTIC SERVICE

Bryan Colford - Proprietor

Septic Tank Pumping & Liquid Waste Disposal

P.O. Box 37, Westport, Ontario K0G 1X0

(613) 273-3078 Mobile (613) 264-3356

btcolford@hotmail.com

*pd*

CUSTOMER ORDER NO. TELEPHONE DATE *July 15-20*

NAME *Lewis*

ADDRESS

*450 Brooks Rd*

CASH	CHARGE	CHEQUE	DEBIT CARD	C.O.D.	ON ACCT.	MPSE. RET'D.	PAID OUT
------	--------	--------	------------	--------	----------	--------------	----------

	<input checked="" type="checkbox"/>						<i>17 250</i>
--	-------------------------------------	--	--	--	--	--	---------------

<i>emptied 700 gal septic tank</i>							<i>250<sup>00</sup></i>
--	--	--	--	--	--	--	-------------------------

*Chg  
By*

SPECIAL INSTRUCTIONS  
*Net 30 days. 2% per month on overdue accounts.  
E Trans*

SUBTOTAL	
HST / GST	<i>32.50</i>
PST	
TOTAL	<i>282.50</i>

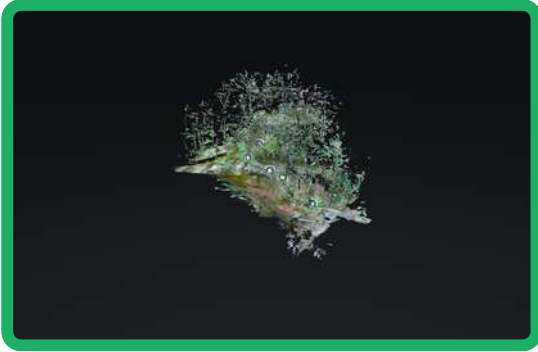
All claims and returned goods MUST be accompanied by this bill.  
SOLD BY RECEIVED BY

37727

THANK YOU

# INTERACTIVE LINKS

## Virtual Tour



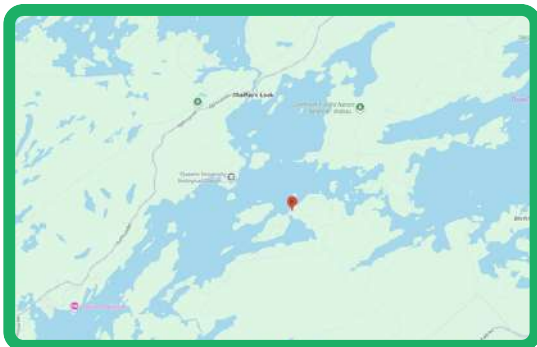
Scan the QR Code or Visit:  
<https://my.matterport.com/show/?m=NtawE8DfDeN>

## Video Tour



Scan the QR Code or Visit:  
[https://youtu.be/tWOD-\\_fPRFo](https://youtu.be/tWOD-_fPRFo)

## Google Map



Scan the QR Code or Visit:  
<https://maps.app.goo.gl/WuL.BqMxtWn78m8f38>

## Panorama View



Scan the QR Code or Visit:  
<https://360panos.org/panos/450BrooksPoint/>

# MLS LISTING



**450 Brooks Point Rd** **List: \$609,000 For: Sale**

**Rideau Lakes Ontario K0G 1E0**

Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp Leeds and Grenville

**SPIS:** No

**Taxes:** \$3,775/2025

**DOM:** 0

Detached

**Front On:** W

**Rms:** 6

**Link:** N

**Acre:** < .50

**Bedrooms:** 3

Bungalow

**Washrooms:** 1

1x3xMain

**Lot:** 120 x 374 Feet Irreg:

**Dir/Cross St:** Brooks Point Road / March Lane

**Directions:**

Ritz Road to Brooks Point Road, follow to #450 on left and waterfront portion on right

**MLS#:** X12959156

**PIN#:** 441070280

**Possession Remarks:** TBD

**Legal:** PT LT 14 CON 9 SOUTH CROSBY PT 16, R144 & PT 3, 28R479; S/T & T/W LR179343 AMENDED BY LE69360 EXCEPT THE T/W EASEMENT THEREIN RE: PT 1, 28R5156; RIDEAU LAKES

<p><b>Kitchens:</b> 1</p> <p><b>Fam Rm:</b> 1</p> <p><b>Basement:</b> None</p> <p><b>Fireplace/Stv:</b></p> <p><b>Heat:</b> Baseboard / Electric</p> <p><b>A/C:</b> None</p> <p><b>Central Vac:</b> No</p> <p><b>Apx Age:</b> 1976</p> <p><b>Year Built:</b> MPAC</p> <p><b>Yr Built Source:</b> 700-1100</p> <p><b>Apx Sqft:</b> Irregular</p> <p><b>Lot Shape:</b> GeoWarehouse</p> <p><b>Lot Size Source:</b></p> <p><b>Roof:</b> Asphalt Shingle</p> <p><b>Foundation:</b> Concrete Block, Piers</p> <p><b>Assessment:</b></p> <p><b>POTL:</b></p> <p><b>POTL Mo Fee:</b></p> <p><b>Elevator/Lift:</b></p> <p><b>Laundry Lev:</b></p> <p><b>Phys Hdcap-Eqp:</b></p>	<p><b>Exterior:</b> Wood</p> <p><b>Gar/Gar Spcs:</b> None / 0</p> <p><b>Park/Drive:</b></p> <p><b>Drive:</b> Private Double</p> <p><b>Drive Park Spcs:</b> 3</p> <p><b>Tot Prk Spcs:</b> 3</p> <p><b>UFFI:</b> None</p> <p><b>Pool:</b></p> <p><b>Energy Cert:</b></p> <p><b>Cert Level:</b></p> <p><b>GreenPIS:</b></p> <p><b>Prop Feat:</b> Fireplace/Stove, Lake Access, Waterfront, Waterfront, Wooded/Treed</p> <p><b>Exterior Feat:</b> Deck, Fishing, Privacy, Seasonal Living</p> <p><b>Interior Feat:</b> Primary Bedroom - Main Floor</p> <p><b>Security Feat:</b> Smoke Detector</p>	<p><b>Zoning:</b> RW</p> <p><b>Cable TV:</b> No</p> <p><b>Hydro:</b> Yes</p> <p><b>Gas:</b> No</p> <p><b>Phone:</b> A</p> <p><b>Water:</b> Other</p> <p><b>Water Supply Type:</b> Lake/River</p> <p><b>Sewer:</b> Septic</p> <p><b>Spec Desig:</b> Unknown</p> <p><b>Farm/Agr:</b> Direct</p> <p><b>Waterfront:</b></p> <p><b>Retirement:</b></p> <p><b>HST Applicable to:</b> Not Subject to HST</p> <p><b>Sale Price:</b></p> <p><b>Oth Struct:</b></p> <p><b>Survey Type:</b> None</p>
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<p><b>Water Body Name:</b> Opinicon Lake</p> <p><b>Water Body Type:</b> Lake</p> <p><b>Water Frontage (M):</b> 36.5</p> <p><b>Topography:</b> Hilly, Rocky, Wooded/Treed</p> <p><b>Water Features:</b> Dock, Stairs to Waterfront, Waterfront-Deeded</p> <p><b>Access to Property:</b> Private Road</p> <p><b>Docking Type:</b> Private</p> <p><b>Water View:</b> Direct</p> <p><b>WaterfrontYN:</b> Yes</p> <p><b>Waterfront:</b> Direct</p>	<p><b>Shoreline:</b> Deep, Mixed, Natural</p> <p><b>Shoreline Allowance:</b> None</p> <p><b>Shoreline Exp:</b> NW</p> <p><b>Alternative Power:</b> None</p> <p><b>Easements/Restrict:</b> Unknown</p> <p><b>Rural Services:</b> Cell Services, Electricity Connected, Telephone Available</p> <p><b>Waterfront Accessory Bldgs:</b> Not Applicable</p>
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	12.14	x7.87	Vinyl Floor	W/O To Deck	
2	Living	Main	15.09	7.55 x13.78	Laminate 3	Wood Stove	W/O To Deck
3	Bathroom	Main	11.48	7.87 x5.91	Pc Bath	Vinyl Floor	
4	Prim Bdrm	Main	11.48	x8.53	Laminate		
5	2nd Br	Main		x7.87	Laminate		
6	3rd Br	Main		x8.86	Laminate		

**Client Remks:** Cozy cottage perched on a hill overlooking beautiful Opinicon Lake. This west-facing cottage has a large deck on the side of the hill and landscaped stairs leading down to the lane across to the dock. The waterfront here has a gradual entry with about 5 ft of depth off the end of the dock, making it a great location for boating and swimming. The cottage is serviced with a lake water system and a full septic system. The cottage features 3 bedrooms, a 3pc bathroom and an open-concept kitchen and living room with a woodstove for those chilly nights and has access out to the deck from this area. There are baseboard heaters throughout the cottage for heating as well. The location is private and peaceful with the waterfrontage located just across the lane. Opinicon Lake is part of the Rideau System which offer miles of boating opportunities. Fine dining can be found at the Opinicon Resort, which is located right across the lake by the historic Chaffey's Lock. Kingston is just 45 minutes to the south or the town of Elgin is located approximately 20 minutes away.

**Inclusions:** See attached list.

**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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Westport, ON K0G 1X0

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Kingston, ON K7P 2Y5

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