







# Lakeside Serenity on Opinicon Lake!



## 450 Brooks Point Road, Rideau Lakes, ON

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

### Your Total Real Estate Package!

**Tammy & Heath Gurr**  
Royal LePage ProAlliance Realty, Brokerage




**GURR**  
REAL ESTATE GROUP  
[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.