



450 Brooks Point Rd **List: \$574,900 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:** 56

Detached **Front On:** W **Rms:** 6
Link: N **Acres:** < .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

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Baseboard / Electric A/C: None Central Vac: No Apx Age: Year Built: 1976 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Block, Piers Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Wood Gar/Gar Spcs: None / 0 Drive: Private Double Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fireplace/Stove, Lake Access, Waterfront, Waterfront, Wooded/Treed Exterior Feat: Deck, Fishing, Privacy, Seasonal Living Interior Feat: Primary Bedroom - Main Floor Security Feat: Smoke Detector	Zoning: RW Cable TV: No Hydro: Yes Gas: No Phone: A Water: Other Water Supply Type: Lake/River Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: HST Applicable to: Not Subject to HST Sale Price: Oth Struct: Survey Type: None
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Water Body Name: Opinicon Lake Water Body Type: Lake Water Frontage (M): 36.5 Topography: Hilly, Rocky, Wooded/Treed Water Features: Dock, Stairs to Waterfront, Waterfront-Deeded Access to Property: Private Road Docking Type: Private Water View: Direct WaterfrontYN: Yes Waterfront: Direct	Shoreline: Deep, Mixed, Natural Shoreline Allowance: None Shoreline Exp: NW Alternative Power: None Easements/Restrict: Unknown Rural Services: Cell Services, Electricity Connected, Telephone Available Waterfront Accessory Bldgs: Not Applicable
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	12.14	x 7.87	Vinyl Floor	W/O To Deck	
2	Living	Main	15.09	x 13.78	Laminate	Wood Stove	W/O To Deck
3	Bathroom	Main	7.55	x 5.91	3 Pc Bath	Vinyl Floor	
4	Prim Bdrm	Main	11.48	x 8.53	Laminate		
5	2nd Br	Main	7.87	x 7.87	Laminate		
6	3rd Br	Main	11.48	x 8.86	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