

Lakeside Serenity on
Opinicon Lake!

PRICE
REDUCED

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

\$ \$574,900

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

info@gurreathomes.com

(613) 273-9595



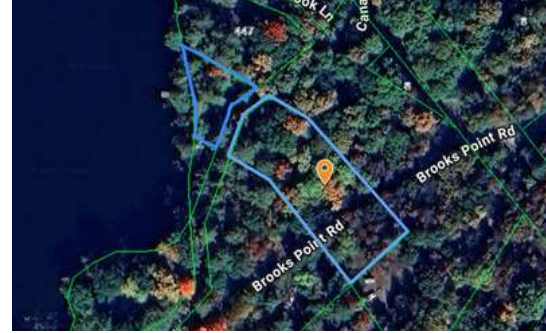
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Table of Contents

**450 Brooks Point Road
Rideau Lakes, ON**

Features	3
Gallery	4
Floor Plan	7
WETT Installation	8
Septic Pumpout Receipt	9
Interactive Links	10
MLS Listing	11
Contact Information	12



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.

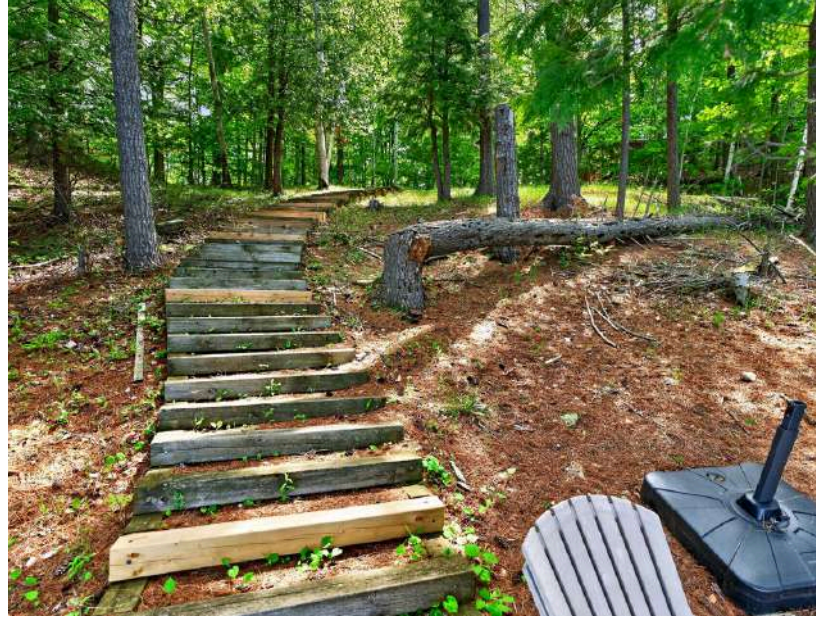
GALLERY



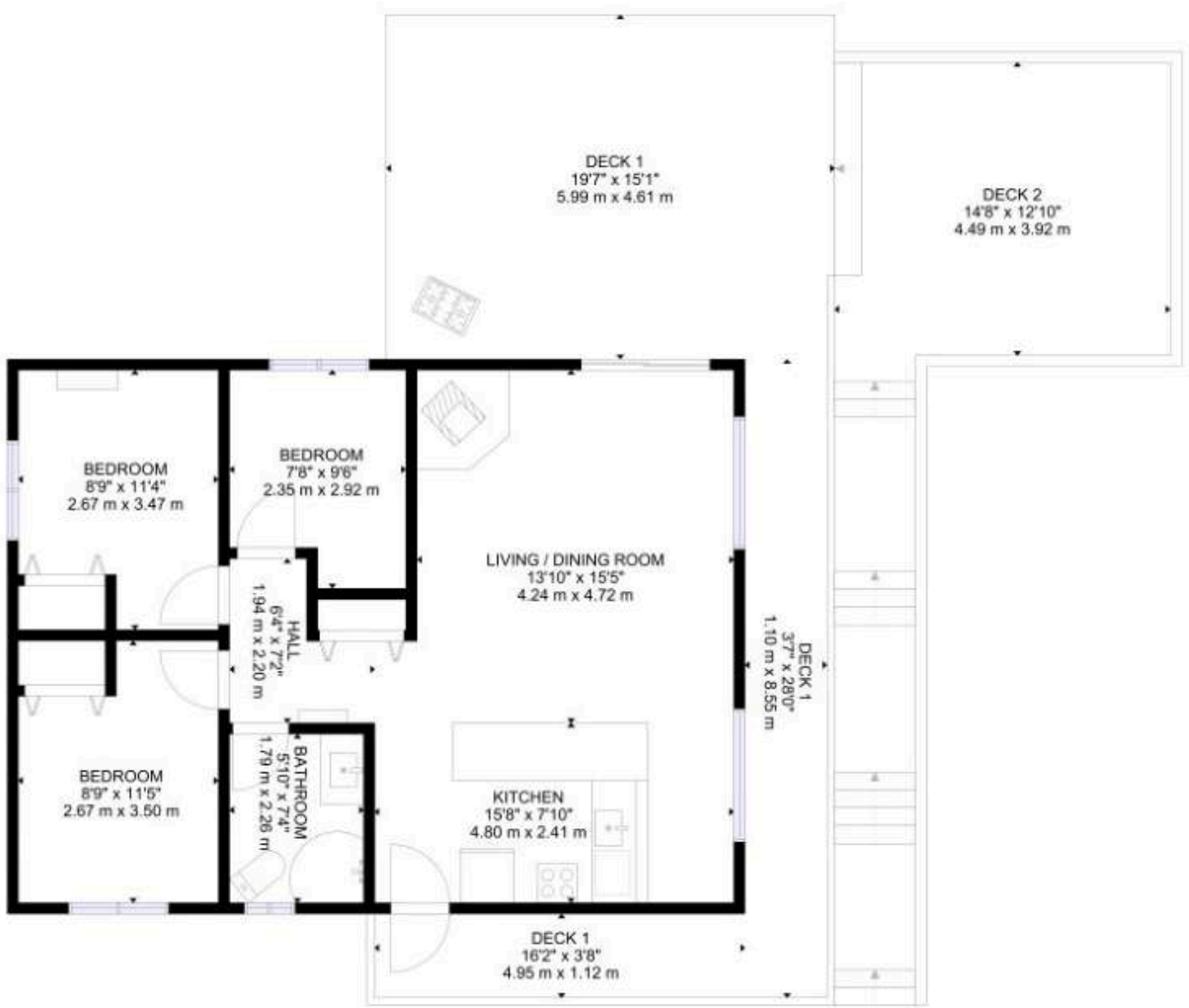
GALLERY



GALLERY



FLOOR PLAN



GROSS INTERNAL AREA
EXCLUDED AREA: DECK 1: 456 sq.ft, 42 m², DECK 2: 182 sq.ft, 17 m²
TOTAL: 733 sq.ft, 68 m²

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 - ^{By the} 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. PDSE. RET'D. PAID OUT

CASH	CHARGE	CHEQUE	DEBIT CARD	C.O.D.	ON ACCT.	PDSE. RET'D.	PAID OUT
	<input checked="" type="checkbox"/>					<i>17</i>	<i>250.00</i>
<i>Pumped 700 gal septic tank</i>							
<i>Chg By</i>							

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

E Evans

SUBTOTAL
HST / GST *32.50*

PST
TOTAL *282.50*

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

SOLD BY RECEIVED BY

37727

THANK YOU

INTERACTIVE LINKS

Virtual Tour



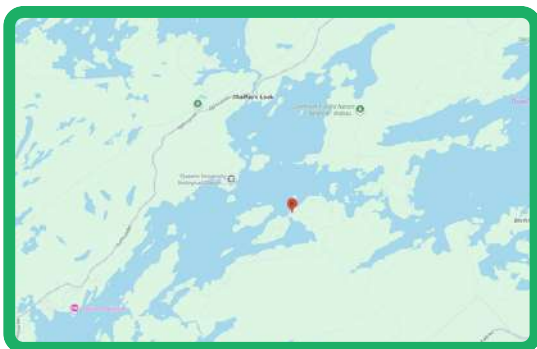
Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=VvYrKyeLEFm>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/Ywe5G5Dgai8>

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/450BrooksPointRoad/>

MLS LISTING



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: 0**

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: Fam Rm: Basement: None Fireplace/Stv: Heat: Baseboard / Electric A/C: None Central Vac: No Apx Age: 1976 Year Built: MPAC Yr Built Source: 700-1100 Apx Sqft: Irregular Lot Shape: GeoWarehouse Lot Size Source: 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 Park/Drive: Drive: Private Double Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: None Pool: 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: Direct Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Oth Struct: Survey Type: None
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Water Body Name: Opinicon Lake **Shoreline:** Deep, Mixed, Natural
Water Body Type: Lake **Shoreline Allowance:** None
Water Frontage (M): 36.5 **Shoreline Exp:** NW
Topography: Hilly, Rocky, Wooded/Treed **Alternative Power:** None
Water Features: Dock, Stairs to Waterfront, Waterfront-Deeded **Easements/Restrict:** Unknown
Access to Property: Private Road **Rural Services:** Cell Services, Electricity Connected, Telephone Available
Docking Type: Private **Waterfront Accessory Bldgs:** Not Applicable
Water View: Direct
WaterfrontYN: Yes
Waterfront: Direct

#	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



Westport Office:
7 Spring Street, P.O. Box 148,
Westport, ON K0G 1X0

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info@gurreathomes.com
(613) 273-9595

Kingston Office:
640 Cataraqui Woods Drive
Kingston, ON K7P 2Y5

Your Total Real Estate Package!