



37 Barrel Point Rd
Rideau Lakes Ontario K0G 1E0
 Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp Leeds and Grenville
SPIS: No **Taxes:** \$5,632.47/2026 **DOM:** 0
List: \$789,900 For: Sale
 Detached **Front On:** N **Rms:** 9
Link: N **Acre:** .50-1.99 **Bedrooms:** 3
 Bungalow **Washrooms:** 2
 1x2xMain, 1x4xMain
Lot: 325 x 153.52 Feet Irreg:
Dir/Cross St: Barrel Point Road / Murray Road
Directions: Davis Lock Road to Murray Road to Barrel Point Road

MLS#: X13652520 **PIN#:** 441070195
Possession Remarks: TBD
Legal: PT LT 15 CON 8 SOUTH CROSBY PT 1, 28R8177; T/W LR306016; RIDEAU LAKES

Kitchens: 1 Fam Rm: N Basement: Crawl Space / Unfinished / Partial Basement Fireplace/Stv: Y Heat: Forced Air, Heat Pump / Electric A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:	Exterior: Log Gar/Gar Spcs: Carport / 2 Drive: Private Double Drive Park Spcs: 4 Tot Prk Spcs: 6 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, Water Heater Owned 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: Aux Residences, Garden Shed, Other Survey Type: Available
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Water Body Name: Opinicon Lake
Water Body Type: Lake
Water Frontage (M): 325
Topography: Level, Wooded/Treed
Water Features: Boathouse, Dock
Access to Property: Year Round Private Road
Docking Type: Private
Water View: Direct
WaterfrontYN: Yes
Waterfront: Direct
Shoreline: Natural
Shoreline Allowance: None
Shoreline Exp: W
Alternative Power: None
Easements/Restrict: Unknown
Rural Services: Cell Services, Electricity Connected, Garbage Pickup, Recycling Pickup, Telephone Available
Waterfront Accessory Bldgs: Boat House, Bunkie, Double Slips, Two Storey

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Kitchen	Main	20.34	x 8.86	Vinyl Floor	W/O To Yard
2	Living	Main	24.28	x 18.7	Broadloom	
3	2nd Br	Main	13.78	x 8.86	Wood Floor	
4	Bathroom	Main	9.51	x 8.2	2 Pc Bath	Vinyl Floor Combined W/Laundry
5	3rd Br	Main	9.19	x 8.53	Vinyl Floor	
6	Prim Bdrm	Main	20.01	x 15.42	Wood Floor	
7	Bathroom	Main	7.22	x 5.58	4 Pc Ensuite	Vinyl Floor
8	Sunroom	Main	34.78	x 8.86	Broadloom	W/O To Deck
9	Loft	2nd	17.39	x 9.19	Wood Floor	

Client Remks: Charming west-facing, log cottage with 325 ft of shoreline on Opinicon Lake - part of the heritage Rideau Canal System. Discover the perfect four-season waterfront retreat with this beautiful cottage situated on a level lot and surrounded by large mature trees and natural waterfrontage. This location provides privacy, breathtaking sunsets, and an exceptional setting for enjoying all seasons at the lake. The main cottage features a warm and inviting layout with a spacious kitchen, a large living room with a cozy fireplace, three bedrooms, 1 bathrooms, and a versatile loft area that could easily serve as a fourth bedroom, guest space, or a play area for the kids. The natural character of the log construction creates a comfortable and timeless cottage atmosphere. This property also has an older two-story boathouse that is in need of some TLC but adds great value to this property. The lower level offers a double boat slip, providing excellent storage and convenient access for boating enthusiasts. The upper level provides additional guest space with a kitchen, 3-piece bathroom, two bedrooms, and a living area - perfect for hosting family and friends or creating a private guest retreat. Additional features include a septic system, lake water system, an existing well that is not currently in use, and a two-car carport for covered parking and added convenience.

Surrounded by mature trees, expansive shoreline, and natural waterfront, this exceptional cottage offers a rare opportunity to enjoy four-season lakeside living with comfort, privacy, and outstanding waterfront amenities..

Inclusions: Boat in boathouse, Appliances in both main cottage and boathouse apartment, Window Coverings

Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE **Ph:** 613-273-9595