

*Rideau Lakes cottage
with guest boathouse!*



37 Barrel Point Road, Rideau Lakes, ON

- # X13652520
- \$ \$789,900
- 3 Bedrooms
- 2 Bathrooms
- 0.72 Acres
- Opinicon Lake

Charming west-facing, log cottage with 325 ft of shoreline on Opinicon Lake - part of the heritage Rideau Canal System and across from Chaffey's Locks. Discover the perfect 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. 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.

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



www.gurreathomes.com



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.



Table of Contents

**37 Barrel Point Road
Rideau Lakes, ON**

Features	3
Survey	4
Septic Pumping Receipt	5
Interactive Links	6
MLS Listing	7
Contact Information	8

MORE INFORMATION

Charming west-facing, log cottage with 325 ft of shoreline on Opinicon Lake - part of the heritage Rideau Canal System and across from Chaffey's Locks.

- **Welcome to Your Waterfront Retreat on Opinicon Lake:** Discover the perfect 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.
- **Warm & Inviting Cottage Interior:** 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.
- **Boathouse with Guest Suite:** This property also has an older two-storey boathouse that is in need of some TLC but adds great value. 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.
- **Outstanding Waterfront & Natural Setting:** 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 time at the lake with comfort, privacy, and outstanding waterfront amenities.

Directions

- Davis Lock Road to Murray Road to Barrel Point Road



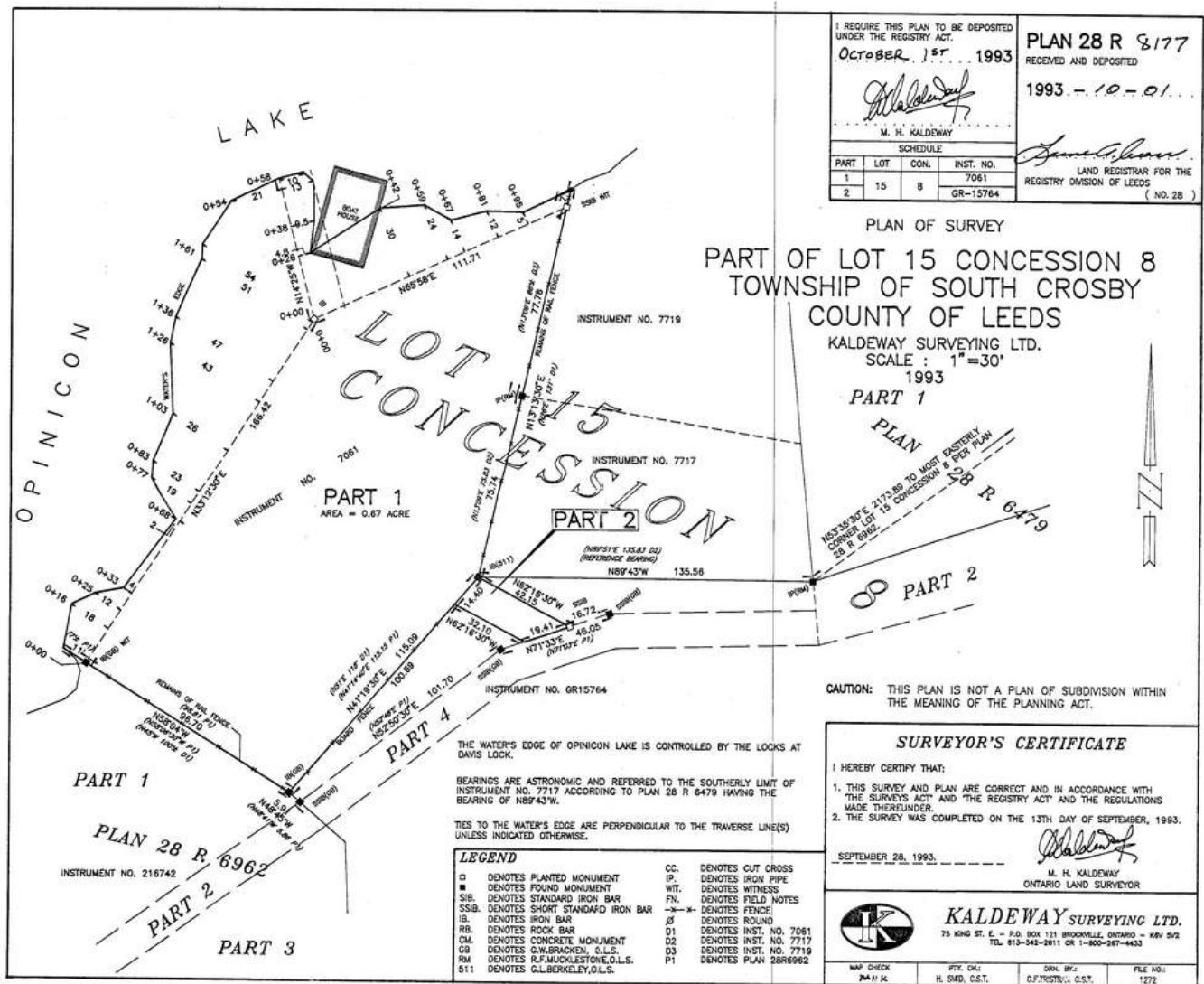
Home Upgrades & Age

- **Main Cottage:** Built circa 1940s
- **Roof:** Replaced in the 2000s
- **Boathouse:** Support structure updated in the 1990s
- **Included Chattels:** Boat located in the boathouse; Appliances in both the main cottage and the boathouse apartment.

Utilities & Operating Costs

Taxes	Hydro	Annual Road / Cottage Association Fees	Annual Insurance Cost	Internet Provider	Satellite TV
\$5,453.00	\$1,054.00	\$200.00	\$4,532.00 (Provider: TD)	WTC (Monthly: \$150.00)	Bell (Monthly: \$140.00)

SURVEY



SEPTIC PUMPING RECEIPT

2730258 ONTARIO LTD.
Operating As BRYAN'S SEPTIC SERVICE

HST #75775070

Bryan Colford

Septic Tank Pumping & Liquid Waste Disposal

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

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

e-Transfer payment with invoice # to:

btcolford@hotmail.com

CUSTOMER ORDER NO.

TELEPHONE

DATE

July 23/26

NAME

ADDRESS

37 Barrel Point

CASH

CHEQUE

CHEQUE

DEBIT
CARD

C.O.D.

ON ACCT.

MDSE.
RET.

PAID OUT

Pumped 600
gallon septic
tank

320.00

Brooks

SPECIAL INSTRUCTIONS

SUBTOTAL

HST / GST

41.60

PST

TOTAL

361.60

☐ e-Transfer

Net 30 days. 2% per month on overdue accounts.
All claims and returned goods MUST be accompanied by this bill.

SOLD BY

RECEIVED BY

46253

Product 609

THANK YOU

INTERACTIVE LINKS

Virtual Tour



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

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/WtmLiCWDGc4>

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/LLu4cGKp8EuBoTx38>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/37BarrelPointRoad/>

MLS LISTING



37 Barrel Point Rd **List: \$789,900 For: Sale**

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

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

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	x8.86	Vinyl Floor	W/O To Yard
2	Living	Main	24.28	x 18.7	Broadloom	
3	2nd Br	Main	13.78	x8.86	Wood Floor	
4	Bathroom	Main	9.51	x8.2	2 Pc Bath	Vinyl Floor Combined W/Laundry
5	3rd Br	Main	9.19	x8.53	Vinyl Floor	
6	Prim Bdrm	Main	20.01	x15.42	Wood Floor	
7	Bathroom	Main	7.22	x5.58	4 Pc Ensuite	Vinyl Floor
8	Sunroom	Main	34.78	x8.86	Broadloom	W/O To Deck
9	Loft	2nd	17.39	x9.19	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



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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

www.gurreathomes.com
info@gurreathomes.com
(613) 273-9595

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

Your Total Real Estate Package!