

FOR SALE DOM: 3

322 Dargavel RD

Residential | Detached | Freehold

List Date: 8/30/2019

Rideau Lakes K0G 1E0

\$1,100,000 (LP)

Sold Date:

K19005720

(SP)



Bungalow

BEDS UP	BEDS DOWN	BATHS FULL	BATHS HALF	APPROX Sq.Ft.	AGE Yrs
2	1	3	0		

Age Range: **Unknown** Garage **Yes**
 SqFt Range: **Waterfront Yes**
 Lot Size: **730.00 x 999.9**
 Property Size: **10.0 - 49.99 Acres 34.00**

District: **Out of Area**
 Sub-District: **01 - Rideau-St. Lawrence**
 Zoning: **Residential**
 PIN: **442910069**
 Taxes: **\$5,473.82 (2019)**
 Possession: **TBD**
 Access: **Private**
 Rentals: **Alarm System, Propane Tank**

Legal Desc: **PT LT 4 CON 7 SOUTH CROSBY PT 1 & 3, 28R9315 & PT 13, 28R5760; S/T & T/W LR364229; RIDEAU LAKES**

Directions: Hwy 15 to Jones Falls Road. Turn left on Whitefish Lake Road and then left on Dargavel Road.



Virtual Tour

Whitefish Lake

WF (ft): **730.00** WF Exp: **South East**

WF Features: **Dock, Dock-Stationary, Stairs to WF**

Shoreline: **Rocky, Clean, Deep**

Ext Finish: **Cedar, Stone**
 Roof: **Metal**
 Foundation **Poured Concrete**

Water Drilled Well, Reverse Osmosis, UV System, Water Softener	Sewer Septic	Amps 200
--	------------------------	--------------------

Basement Full Basement	Basement Finish Fully Finished
Heating Fuel Propane Gas	Heating Type Forced Air, Heat Pump
FP: Wood	HW Heat: Electric

Driveway: **Double**
 D/W Details: **Gravel**
 Prkg Spaces: **6**

Garage Features:
2 Car, Attached, Garage Door Opener

Int Features: **Ceilings-greater than 8', Central Air, Ensuite, Humidifier, Rec Room, Sauna, Security System, Walk-in Closet**

Ext Features: **BBQ Gas Hookup, Deck, Fire Pit, Hot Tub, Patio, Satellite Dish, Storage Shed**

Services: **Garbage Pickup, High Speed Internet, Hydro, Telephone, Cell Service, Recycling Pickup**

Site Infl: **Hilltop, Recreational Trails, Scenic View, Water View, Wooded Lot**

Prkg Spc #	# of Prkg	Ownership	Locker #	Condo Fee:	Assessment ? :
------------	-----------	-----------	----------	------------	----------------

Condo Fees Incl: Condo Elements:

Chattels Included

Carbon Monoxide Detector, Ceiling Fan(s), Dishwasher, Dock, Dryer, Garage Door Equip, Gazebo, Hot Tub, Hot Tub Equip, Light Fixture(s), Microwave, Refrigerator, Satellite Dish, Smoke Detector, Storage Shed, Stove, Washer, Water Softener, Window Coverings, Wood Stove(s)

Fixtures Excluded Antique telephone, Miele coffee machine, Personal Items

Public Remarks Sunshine and privacy on the Rideau! With 34 acres of land and 730 feet of shoreline, this property offers a private retreat in the heart of lake country. This sprawling home sits on a well landscaped, elevated lot with expansive views over Whitefish Lake and has a gentle trail leading down to the waterfront. The dock is an impressive structure in itself and the waterfront at the end of the dock is deep and clean. There are many places to sit and enjoy nature and the view on this property - the dock, the gazebo, the fire pit area that overlooks the lake, the large deck or from the hot tub. The home itself features 3 bedroom, 3 full baths, a gourmet kitchen, open -concept main area, a full basement, a sauna plus an attached garage. The main floor features a wood fireplace and there is a wood burning stove in the basement. Walk down a picturesque pathway to the studio or office that has exceptional views over the lake. The studio has a sink and bathroom in place and has a loft area above. The 34 acres of land includes trails that go through the back of the property with beautiful and rugged terrain so typical of this area. Spectacular property!

ROOM	LEVEL	SIZE	FLOORING	ROOM	LEVEL	SIZE	FLOORING	ROOM	LEVEL	SIZE	FLOORING
KITCH	MFLR	11'6 x 13'5	Hardwood	LAUND	MFLR	5'11 x 2'8	Hardwood	RECRM	BLVL	20'6 x 21'8	Ceramic
DINRM	BLVL	11'1 x 16'9	Hardwood	BDRM	MFLR	9'9 x 11'1	Hardwood	BDRM	BLVL	13'3 x 10'3	Ceramic
LIVRM	MFLR	26'9 x 16'5	Hardwood	MBDRM	MFLR	19'6 x 14'9	Hardwood	3PCB	BLVL	5'10 x 8'	Ceramic
FOYER	MFLR	9'6 x 7'5	Ceramic	OTH	MFLR	8'8 x 7'10	Hardwood	EXRM	BLVL	15'9 x 11'7	Ceramic
4PCB	MFLR	9'9 x 7'5	Ceramic	4PCE	MFLR	7'9 x 10'5	Ceramic	UTLRM	BLVL	14'11 x 13'4	Cement

Listing Office 1: **ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE** Listing Office



Compliments of: **TAMMY GURR**
 Broker
 E-mail: tammygurr@rideau.net
 Website: <http://www.gurreathomes.com>
 Company Name: **ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE - MAIN: +1 613-273-9595**

