

FOR SALE DOM: 5

633 Lake ST

Residential | Detached | Freehold

List Date: 8/22/2019

Rideau Lakes Township K0E 1G0

\$419,000 (LP)

Sold Date:

K19005563

(SP)



Bungalow

BEDS UP	BEDS DOWN	BATHS FULL	BATHS HALF	APPROX Sq.Ft.	AGE Yrs
3	0	2	0		18

Age Range: 11-20 Years
 SqFt Range:
 Lot Size: 334.00 x 659
 Property Size: 3.0 - 9.99 Acres 4.90

Garage Yes
 Waterfront Yes

District: **Out of Area**
 Sub-District: **01 - Rideau-St. Lawrence**
 Zoning: **Residential**
 PIN: **441170081**
 Taxes: **\$3,997.98 (2019)**
 Possession: **TBD**
 Access: **Municipal Road**
 Rentals: **None**

Legal Desc: **PT LT 12 CON 10 BASTARD PT 3 28R3061; RIDEAU LAKES**

Directions: N. on Highway 15, right on #33 Lyndhurst Rd., right on #42, left on Lake St., follow to pin #633



Virtual Tour

Upper Beverley Lake

WF (ft): **334.00** WF Exp: **North West**

WF Features: **Boat Launch, Dock**

Shoreline: **Natural, Soft, Weedy**

Ext Finish: **Vinyl Siding**
 Roof: **Metal**
 Foundation **Poured Concrete**

Water	Sewer	Amps
Drilled Well, UV System	Septic	200

Basement Full Basement	Basement Finish Partially Finished
Heating Fuel Oil	Heating Type Forced Air
FP:	HW Heat: Oil

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

Garage Features:
3+ Car, Detached

Int Features: **Carpet Free, Ceilings-greater than 8', Central Air, Central Vacuum R.I., Ensuite, HRV System, Main Flr Laundry, Main Flr Master Bdrm**

Ext Features: **Deck, Storage Bldgs**

Services: **Garbage PickUp, High Speed Internet, Hydro, School Bus Service, Telephone, Cell Service**

Site Infl: **Level, Scenic View, Water View, Wetlands, Wooded Lot**

Prkg Spc #	# of Prkg	Ownership	Locker #	Condo Fee:	Assessment ? :
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Condo Fees Incl: Condo Elements:

Chattels Included

Dishwasher, Dock, Dryer, Freezer, Light Fixture(s), Microwave, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings

Fixtures Excluded N/A

Public Remarks Pure seclusion, privacy and nature are three words to describe this beautiful property on Upper Beverly Lake. This 4 season home sits on the northeast end of the lake in the nature lovers ideal setting. The shoreline here has level access with a boat ramp and a dock, while the waterfront itself is shallow and teeming with nature. Paddle your way through lilly pads all around this very private bay or jump in your boat and head out through the channel into the open lake for some fishing or other adventures. Meander through your private yard full of gardens and beautiful landscaping and up onto your large front deck overlooking the yard and waterfront. Inside the home, you'll find an open-concept kitchen and dining area, living room, 3 large bedrooms and 2 full bathrooms. There is a mud room at the rear of the home that leads out to the rear yards, garden and large workshop. The lower level of this home has some development but largely consists of a large open room for future development. The oversized garage/shop is ready for all your projects and toys. Serenity awaits!

ROOM	LEVEL	SIZE	FLOORING	ROOM	LEVEL	SIZE	FLOORING	ROOM	LEVEL	SIZE	FLOORING
KITCH	MFLR	12'2 x 13'2	Ceramic	MBDRM	MFLR	15' x 16'9	Laminate	BONUS	MFLR	7'8 x 7'4	Laminate
LIVRM	MFLR	13'9 x 16'	Hardwood	4PCE	MFLR	10' x 8'6	Ceramic				
DINRM	MFLR	11' x 12'1	Hardwood	BDRM	MFLR	13' x 9'2	Laminate				
3PCB	MFLR	8'10 x 5'8	Ceramic	BDRM	MFLR	13'1 x 9'8	Laminate				
LAUND	MFLR	3' x 5'6	Ceramic	RECRM	BLVL	12'6 x 25'10	Laminate				

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



Compliments of: **TAMMY GURR**
Broker

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