



1253 LB 12 Road, Rideau Lakes, Ontario K0E 1N0

Listing

[1253 LB 12 Rd Rideau Lakes](#)

Active / Residential Freehold / Detached

MLS®#: **X13222476**

List Price: **\$499,000**

New Listing



Leeds & Grenville/Rideau Lakes/818 - Rideau Lakes (Bastard) Twp

Tax Amt/Yr: **\$2,494.00/2025** Transaction: **Sale**
 SPIS: **No** DOM
 Legal Desc: **PT LT 29 CON 10 BASTARD AS IN LR111276; T/W LR111276; RIDEAU LAKES TOWNSHIP, LEEDS COUNTY**

Style: **1 1/2 Storey** Rooms Rooms+: **5+0**
 Fractional Ownership: BR BR+: **2(2+0)**
 Assignment: Baths (F+H): **1(1+0)**
 Link: **No** SF Range: **< 700**
 Storeys: **1.5** SF Source: **Plans**
 Lot Irreg: **Pie shaped lot - larger at roadway** Lot Acres:
 Lot Front: **313.26** Fronting On: **N**
 Lot Depth: **185.00** Builder Name:
 Lot Size Code: **Feet**
 Dir/Cross St: **County Road 33 / Short Point Road**

PIN #: **442810111**
 Holdover: **90**
 Possession: **Immediate Possession Possible**

ARN #: **083183105646400** Contact After Exp: **No**
 Survey Year/Type: **None**
 Possession Date:

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Crawl Space**
 Fireplace/Stv: **Yes**
 Fireplace Feat: **Propane**
 Interior Feat: **Water Heater**
 Parking Feat: **Available**
 Heat: **Heat Pump**
 Heat Source: **Electric, Propane**
 A/C: **Yes/Wall Unit**
 Central Vac: **No**
 Property Feat: **Beach, Waterfront**
 Exterior Feat: **Deck, Seasonal Living**
 Roof: **Asphalt Shingle**
 Foundation: **Block**
 Topography: **Flat, Wooded/Treed**
 Soil Type:
 Alternate Power: **None**
 Water Name: **Lower Beverley Lake**
 Waterfront Y/N: **Yes**
 Water Struct: **Bunkie**
 Water Frontage: **32.90**
 Water Features: **Beachfront, Dock**
 Under Contract:
 Access To Property: **Private Road**
 Shoreline: **Soft Bottom**
 Shoreline Road Allowance: **Owned**
 Docking Type: **Private**
 View: **Lake, Water**

Exterior: **Alum Siding**
 Garage: **No**
 Gar/Gar Spcs: **Other/4.0**
 Drive Pk Spcs: **4.00**
 Tot Pk Spcs: **4.00**
 Pool: **None**
 Room Size:
 Rural Services:
 Security Feat:
 Waterfront: **Direct**
 Easements/Restr: **Unknown**
 Dev Charges Paid:
 Shoreline Exposure:
 Water View: **Direct**
 Lot Shape: **Pie**

Utilities: **Hydro Available**
 Water: **Other**
 Water Supply Type:
 Water Meter:
 Waterfront Feat: **Beachfront, Dock**
 Waterfront Struc: **Bunkie**
 Well Capacity:
 Well Depth:
 Sewers: **Septic**
 Special Desig: **Unknown**
 Farm Features:
 Winterized:
 Island YN: **No**
 HST App To SP: **Included In**
 Channel Name:
 Lot Size Source: **GeoWarehouse**

Welcome to Your Lower Beverly Lake Paradise! Escape to the shores of Lower Beverly Lake with this charming 3-season waterfront cottage in Lyndhurst. Offering the perfect blend of lifestyle appeal and recreational investment potential, this turnkey property is an ideal summer getaway for families who love to relax and entertain by the water. Modern comfort meets cottage charm. The main cottage features 2 comfortable bedrooms and 1 fully updated bathroom. Step inside to discover a bright, refreshed interior highlighted by a tastefully updated kitchen. Thoughtful improvements ensure a seamless blend of modern function and classic cabin warmth. For ultimate peace of mind, the property is fully serviced by a complete septic system. The property includes a fantastic freestanding bunk house is great for friends or family when they come to visit for the weekend and is large enough to easily accommodate a couple of standard beds or bunk beds. This separate guest space provides excellent privacy and increases your overall sleeping capacity, making weekend hosting a breeze. Situated on a generous 0.479-acre lot with 108 feet of pristine water frontage, your private outdoor playground. A spacious attached deck perfect for morning coffee or barbecues overlooking the water. A custom fire pit area on the manicured lawn for stargazing and roasting

marshmallows. Enjoy clean, swimmable water right from your shoreline-ideal for boating, fishing, paddling, and swimming. Located on highly desirable Lower Beverly Lake, you are surrounded by Eastern Ontario's natural beauty while remaining close to local village amenities and scenic trails. Enjoy the peace of a secluded waterfront retreat with a short, convenient drive to major surrounding hubs like Gananoque, Brockville, and Kingston. Come view this waterfront gem today and enjoy it this summer! 24 hours irrevocable on all offers.

Inclusions: **Complete list in documents section**

Listing Contracted With: **MODERN BROCK GROUP REALTY 613-802-7917**

Prepared By: **Jon LaBrash, REALTOR Salesperson**

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Main	3.85 M X 3.63 M	12.63 Ft x 11.90 Ft		
Living Room	Main	6.02 M X 4.31 M	19.75 Ft x 14.14 Ft		
Bedroom	Second	3.28 M X 2.76 M	10.76 Ft x 9.05 Ft		
Primary Bedroom	Second	3.28 M X 3.53 M	10.76 Ft x 11.58 Ft		
Bathroom	Main			4	

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Jon LaBrash, REALTOR®

Modern Brock Group Realty Ltd, Brokerage

<https://jonlabrash.ca/1253-lb-12-road>