



ERIC MANHERZ

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2019-06-18 217 SQUAW POINT ROAD, Carleton Place K7C 4L3 ML#: 1157156



Status: Active
Dist/Neigh: 910- Beckwith Twp
Municipality: Scotch Corners / Beckwith
Neigh Name: 0' x 228'
Lot Size: 0' x 228'
Zoning: RLS
Zoning Desc: RLS
Legal Desc: PT LT 3 CON 9 BECKWITH AS IN RS49932 & RS54855; T/W RS49932 & RS54855; S/T DEBTS IN RS41850; BECKWITH
List Price: \$449,900
Sub Type: Residential
Fronting: East
Acres: 0.820
IrregularSqFt:
Seasonal:

Directions/Remarks

Directions: 417 west; take Hwy 7 where it splits from the 417 just west of Kanata; south on Scotch Corners Rd in Mississippi Mills; turn left (north) on Squaw Point Road
Public Remarks: Beautifully private property on Mississippi lake with 161 ft frontage just 45 minutes scenic drive from Ottawa. 4 bedroom Viceroy home, sits high and dry, includes 17' Glastron Speedboat with 135 HP Volvo engine, docks, boat-lift, separate boathouse, sheds - enjoy great swimming and boating - fully furnished. Originally used all year - but seasonally for recent years. Brand new septic 2014. Extra wide and deep lot offers great seclusion, property not visible from the road. Let your family enjoy this summer to the fullest. Property one of a kind, with same owners for 70 years, current cottage built in mid 70's. 36 hour irrev.

Property Information

Style: Detached
Builder:
Year Built: 1974/Approx
Parking Desc: Carport Single
Heat Desc: Baseboard
Air Conditioning: Other (See Remarks)
Water Supply: Drilled Well
Exterior Finish: Wood Siding
Foundation: Block
Basement Desc: Crawl, Part
Floor Covering: Carpet Wall To Wall, Vinyl
Appliances Incl: Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer
Feat/Equip Incl: Drapes, Furnished
Site Influences: BoatHouse, Lakefront, Lakeview, No Rear Neighbours, Verandah, Waterfront, Wooded Area
Neigh Influences: Recreation Nearby, Shopping Nearby
Rental Equip: none
Type: Bungalow(1 Story)
Total Beds: 4
Beds AG: 4
Beds BG: 0
#Cover: 161
Heat Fuel: Electricity
Roof: Asphalt Shingle
FP: 1
Sewer: Septic Installed
Construction:
Basement Dev: Unfinished
Fire Retrofit:
Total Baths: 1
FB/PR Bths: 1/0
Ensuites: 0
Total Park: 8
FP Fuel: Wood

Room Information

Table with 12 columns: Rm Type, Level, Dimensions, Rm Type, Level, Dimensions, Rm Type, Level, Dimensions, Rm Type, Level, Dimensions. Rows include FOYER, SOLAR, BEDRM, LIVRM, MBED, BATH4, DINRM, BEDRM.

Other Property Information

Assoc/POTL Fee: \$400
Fee Freq: Annual
Multimedia URL: https://youtu.be/OmYyJtU6c8w
Alt Feature Sheet: https://www.ericmanherz.com/relax-in-your-private-waterfront-oasis-within-an-hour-of-ottawa-on-the-ontario-side-217-squaw-point-carleton-place/
Addl Images URL: https://www.ericmanherz.com/pics/217SquawPointG/
Taxes/Yr: \$2,551.00/2018
Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: ROYAL LEPAGE PERFORMANCE REALTY, Brokerage
Conditional/Sold/Other Information

FD:
DOM: 0
SRD:
PR:
SD:
CD:
SP: