



Gordon's Downsizing & Estate Services is committed to providing you with comprehensive information on each property we offer for sale. Our staff is readily available to assist you with any questions you may have regarding the property.

Gordon's Downsizing & Estate Services provides professional real estate and downsizing solutions. We take on the task of selling our client's home and handling every last detail of their move – including moving them in and getting them settled in their new home.

Our team of real estate experts ensures our clients get top market value for their property, quickly and efficiently. Downsizing specialists take great care managing the tasks of cleaning, sorting, appraising, packing, shipping, moving and managing the sale of our client's extra assets.

Our clients move on with confidence, knowing that all the details of this important transition are taken care of smoothly, and with unconditional care.

For overwhelmed Executors of family estates, Gordon's Downsizing & Estate Services offers a complete estate settlement solution.

Please call, or visit us online at [www.gogordons.com](http://www.gogordons.com) to learn more about this valuable service.

Thank you for your interest in this property.

# Property Information

If you are looking to own a substantial piece of beautiful waterfront this is definitely one-of-a-kind! Welcome to your private piece of paradise located on Lower Beverley Lake.

This lovely 4-bedroom spacious open-concept home is windows from top-to-bottom to enjoy the super lakefront view. Whether you are looking for a home or a cottage you can enjoy the trails in the summer that extend through a portion of the 92 acres of hardwood forest.

After a lovely day, sit on the deck and enjoy the hot tub or shoot some pool in the 3-season large sunroom. In the winter after sledding or cross-country skiing, enjoy cozying up to the wood-burning stove. Another surprise is 2,100 ft of waterfront waiting to be discovered.

This lakefront home has a new front door deck, new shingles in 2016, a brand new central vac, a recent septic inspection, and a new well pump. The lower level is a walk-in with a home theatre room, a fourth bedroom, and a very large storage space with many possibilities

Tons of storage space inside and out, an additional large separate workshop and additional garage is a bonus. Come and see this piece of heaven for yourself. 34 acres of this property are currently zoned as Conservation (voluntary) which provides a nice tax break. Close to Elgin for your shopping needs.

# Property Details

**ADDRESS:** 398 Coons Rd, Elgin ON

**TYPE:** Waterfront 4 Season

**LEGAL DESCRIPTION:** PT RDAL BTN CON 8 AND CON 9 BASTARD CLOSED BY LR266503; PT LT 28-29 CON 8 BASTARD; PT LT 29 CON 9 BASTARD AS IN LR356457; RIDEAU LAKES SUBJECT TO AN EASEMENT IN GROSS OVER PART LOT 28-29 CONCESSION 8 PART 1 28R14903 AS IN LE97480

SQ. FT:	1619 Main Fl/ 1520 Bsmt
BEDROOMS:	3 Main Fl / 1 Bsmt
BATHS:	1- 5 Piece, 1 -4 Piece Main FL
LAUNDRY:	Main Level Laundry
BASEMENT:	Full, partially Finished W/O
SUMP PUMP:	Yes
AGE:	30 years
ELECTRICAL:	200 Amp
ROOF:	2016 Asphalt
FOUNDATION:	Block ICF
FLOORS:	Hardwood, Ceramic, Vinyl
CEILINGS:	Dry Wall
WINDOWS:	Vinyl
EXTERIOR:	Vinyl Siding
INTERIOR:	Drywall
PARKING:	Single private drive Lots of parking
GARAGE:	Single car Attached / Separate with Workshop

LOT SIZE:	92 Acres
SHORELINE:	2100 ft
ZONING:	EU-EPA
TAXES:	5,003.74
ROLL #:	083183105632204
PIN #:	441150192
HIGH SPEED INTERNET:	Yes
HEATING:	Oil
COOLING:	A/C
RENTALS:	None
WATER:	250 ft Drilled well, water test 0/0
WASTE:	Septic Inspected
LOT DESCRIPTION:	Lakefront, wooded, Marsh, stream
CHATELS INCLUDED:	Carbon Monoxide Detector, Central Vac, Dishwasher, Dryer, Garage Door Opener, Hot Tub, Hot Tub Equipment, Hot Water Tank Owned, Microwave, Refrigerator, Satellite Dish, Smoke Detector, Stove, Washer, Window Coverings, Wine Cooler
SUGGESTED DEPOSIT:	\$25,000
SUGGESTED CLOSING:	30 Days

## Visit Website:

- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour