



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 to learn more about this valuable service.

Thank you for your interest in this property.

Property Information

Welcome to the much sought-after community of Wild Apple Lane!

This stunning country home is located within walking distance of the Catarauqui Trail, the popular Opinicon Resort and two Marinas for your boating pleasure. Thirteen unique homes in this friendly neighborhood share deeded access to Lake Opinicon with a private dock for kayaking or canoeing: plus, a tennis court for your summer enjoyment. Annual association fees cover the cost of maintaining grass cutting and snow removal in common areas.

Queens University Biology center is nearby monitoring bird migration and water species in this acclaimed land of the Canadian Shield.

This solar passive ranch style home features cathedral ceilings with a 14 x 20 ft. loft, perfect for an office or craft room above the kitchen and family room.

Details in the efficiently designed custom kitchen make it the perfect place for cooking and entertaining. Family and guests can cozy up in the sitting area by the propane stove in the winter or follow the double patio doors to the side deck where you can enjoy barbecues or view the colorful gardens, private wooded area and a path to the waterfront in spring and summer. All large south facing windows have retractable awnings to block sun when necessary. If you love the outdoors, the large rear deck is the perfect spot to relax with a morning coffee while bird watching or roast, marshmallows over an open fire.

On the main floor you will find 3 spacious bedrooms including a primary that features a walk-in closet and 4-piece ensuite bath, 2 additional full bathrooms (a 4 piece and a 3 piece), 2 large great rooms and French doors that lead into the stunning 4 season sunroom surrounded by windows that allow you to view nature and feel the warmth of sunshine year-round.

The large basement features a finished rec room, exercise area and craft room, as well as 2 full height unfinished utility rooms with treated sifted sand covering natural rock to allow for the removal of any potential moisture from the area. This, along with the wood foundation keeps the main floor warm and dry all year round.

With its features, many upgrades, friendly community, surrounded by nature and located in your own little piece of paradise, 98 Wild Apple Lane could be the perfect place to call your next home.

Visit Website:

- Full Home, Septic, Well Inspection Report
- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour

Property Details

ADDRESS: 98 Wild Apple Lane, Rideau Lakes, ON K0G 1E0.

TYPE: Detached single family residential.

LEGAL DESCRIPTION: LT 8 PL 368; PT BLK B PL 368 PT 2
28R5630; RIDEAU LAKES

SQ. FT:	2221 above grade, 1991 below grade (floor plans)
BEDROOMS:	3 on main floor; primary features walk in closet and 4-piece ensuite bath.
BATHS:	3 on main floor; 4-piece main bath, 4 piece ensuite in primary, 3 piece guest bath.
LAUNDRY:	Main Floor laundry room.
BASEMENT:	Full basement, partially finished.
AGE:	32 years – 1991.
ELECTRICAL:	200-amp breaker panel.
ROOF:	Asphalt shingles (2015).
FOUNDATION:	Wood.
FLOORS:	Ceramic, carpet, hardwood, vinyl, cork.
CEILINGS:	Drywall, vaulted.
WINDOWS:	Vinyl (2016), wood.
EXTERIOR:	Board and batten style cedar siding with solid stain.
INTERIOR:	Drywall.
PARKING:	Large private driveway
GARAGE:	Double sized attached garage with attached shed.
LOT SIZE:	117.6' x 432.31'–1.848 acres (Geowarehouse).

SHORELINE:	Common shoreline access.
ZONING:	RG
TAXES:	3,221.50 (2022).
ROLL #:	083183604634913
PIN #:	442890074
HIGH SPEED INTERNET:	Available (Westport Telephone Co.).
HEATING:	Forced air Propane, heat pump (2022).
COSTS:	Hydro - \$2400/yr., Propane - \$900/yr., Wild Apple Property Assoc. \$600/Yr.
COOLING:	Forced air central air conditioning.
RENTALS:	Propane tanks (Rosebush energy).
WATER:	Private drilled well.
WASTE:	Private septic system.
HOME INSPECTION:	Full version available at www.gogordons.com .
LOT DESCRIPTION:	Large lot, landscaped, mature trees, rock, gardens, firepit, private. Path to shared water access.
CHATELS INCLUDED:	Kitchenaid dishwasher and refrigerator with bottom freezer. Maytag induction surface stove and oven, microwave, 3 swivel bar stools, Maytag front load washer and dryer, refrigerator in the garage, Napoleon Barbecue plus accessories, Living room wall unit.
SUGGESTED CLOSING:	Immediate, flexible.