



Compliments of: **STEVE WELLS, Sales Person: 613-284-7640**  
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 Company Name: **124 RIDEAU REALTY LIMITED BROKERAGE: 613-272-5000**



**2017-04-28**

**737 NARROWS LOCKS ROAD, Portland K0G 1V0**

ML#: **1046812**



Status: **Active** LP: **\$159,000**  
 Dist/Neigh: **818- Rideau Lakes (Bastard)** Sub Type: **Residential**  
 Munic: **Twp** Fronting: **Southwest**  
 NeighNm: **Beachburg** # Acres: **2.000**  
 Lot Size: **1040 ' x 347 ' Irregular** SqFt:  
 Zoning: Seasonal: **Yes**  
 Zoning Desc: **SEASONAL/REC**  
 Occupancy: **Vacant**  
 Legal: **PART 3 PART 28R5754 PART LOT 2 CON 1 N CROSBY TOGETHER WITH RIGHT OF WAY**

Directions/Remarks

Directions: **HWY 15 TO HWY 42 TURN DOWN NARROWS LOCKS ROAD APPROX 4 KM ON RIGHT HAND SIDE SEE SIGN**  
 Public Remarks: **2 ACRES ON BIG RIDEAU GOOD SWIMMING PERMANENT DOCK USE AS IS FOR SEASONAL OR STAY IN CABIN UNTIL YOU BUILD YOUR DREAM HOME/COTTAGE HAS COMPOSTING TOILET OUTSIDE KITCHEN AND SHOWER OUTDOOR ENTHUSIASTS DELIGHT**

Property Information

Style: <b>Detached</b>	Type: <b>Other</b>	Ttl Beds: <b>3</b>	Ttl Baths: <b>1</b>
Builder:	Model:	BAG: <b>3</b>	FB/PR Bths: <b>0/1</b>
Year Built: <b>1990/Unknown</b>	#Gar: <b>0</b>	BBG: <b>0</b>	EB:
Parking Desc: <b>Open</b>		#Cover: <b>0</b>	Total Park: <b>4</b>
Heat Desc: <b>Other (See Remarks)</b>		Heat Fuel: <b>Other (See Remarks)</b>	
A/C Desc: <b>None</b>		Roof: <b>Asphalt Shingle</b>	
Water Supply: <b>Lake Intake</b>		# FP: <b>0</b>	FP Fuel: <b>Other (See Remarks)</b>
Exterior Finish: <b>Wood</b>		Sewer: <b>Other (See Remarks)</b>	
Foundation: <b>Preserved Wood</b>		Construction: <b>Other (See Remarks)</b>	
Basement Desc: <b>Other (See Remarks)</b>		Basement Dev: <b>None (No Basement)</b>	
Floor Covering: <b>Other (See Remarks)</b>		Fire Retrofit:	
Appliances Incl:			
Feat/Equip Incl:			
Site Influences: <b>Boat Access, Flat Site, Lakefront</b>			
Neigh Influences: <b>Golf Nearby, Recreation Nearby, Water Nearby</b>			
Exclusions:			
Rental Equip: <b>NONE</b>			
Restrictions: <b>Right Of Way</b>			
Assistive Feat:			

Room Information

Room Type	Level	Dimensions
<b>Other</b>	<b>Main</b>	<b>12 x 8</b>

Other Property Information

Assoc/POTL Fee: **\$0** Taxes/Yr: **\$1,920.00/2017** Survey/Yr:  
 Fee Freq: **N/A** Assmt/Yr:

Office Information

List Office #1: **RIDEAU REALTY LIMITED, Brokerage**

Conditional/Sold/Other Information

FD: PR: CD:  
 DOM: **1** SD: SP:  
 SRD: