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2017-08-28

2879 R28 DRIVE, Portland K0G 1V0

ML#: 1045490

Price Change



Status: **Active**
 Dist/Neigh: **818- Rideau Lakes (Bastard) Twp**
 Municipality: **Bastard Twp**
 Neigh Name: **Rideau Lakes**
 Lot Size: **160' x 691' Irregular**
 Zoning: **SEASONAL/REC**
 Zoning Desc: **Vacant**
 Occupancy: **Vacant**
 Legal Desc: **PT LT 9 CON SOUTH BURGESSPT 8 28R1477,PT7 28R4153 T/W LR349672 S/T INTEREST IN LR76262;S/T EXECUTION97-0000169;IF ENFORCABL;RIDEAU LAKES**

List Price: **\$399,000**
 Sub Type: **Residential**
 Fronting: **Southwest**
 # Acres: **2.480**
 SqFt:
 Seasonal: **Yes**

Directions/Remarks

Directions: **Old Kingston road to baker follow to R28 follow directional signs to property on left 2879**
 Public Remarks: **JUST REDUCED 80,000 BELOW ORIGINAL ASKING NOW LISTED AT 399,000.00 !!!Amazing 160 ft of swimmable waterfront on the Big Rideau almost 2.5 acres of land with rec/ seasonal home which could easily be year round ,great views great bones including 30 x 20 ft walk out basement nice sun porch(12 x12 approx) and massive 44 x 22 (ft approx) deck facing waterfront must see contact listing agent for showing instructions**

Property Information

Style: Detached	Type: 2 Storey	Total Beds: 4	Total Baths: 2
Builder:	Model:	Beds AG: 3	FB/PR Bths: 2/0
Year Built: Unknown	#Gar: 0	Beds BG: 1	Ensuites:
Parking Desc: Gravel		#Cover: 0	Total Park: 8
Heat Desc: Wood Plus		Heat Fuel: Wood	
Air Conditioning: None		Roof: Asphalt Shingle	
Water Supply: Drilled Well		# FP:	FP Fuel: Wood
Exterior Finish: Vinyl		Sewer: Septic Installed	
Foundation: Block		Construction: Block	
Basement Desc: Full		Basement Dev: Partly Finished	
Floor Covering: Ceramic, Mixed		Fire Retrofit:	
Appliances Incl: Microwave, Refrigerator, Stove			
Feat/Equip Incl:			
Site Influences: Balcony, Lakefront, Walkout, Waterfront			
Neigh Influences: Golf Nearby, Water Nearby			
Exclusions:			
Rental Equip: none			
Restrictions: None			
Assistive Feat:			

Room Information

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
Living/Dining	Main	32 x 20	Kitchen	Main	16 x 14	Master Bedrm	2nd	18 x 18
Bedroom	2nd	11 x 16	Bedroom	2nd	12 x 9	Bath 3-Piece	2nd	0 x 0
Bath 3-Piece	Main	0 x 0	Enclosed Porch	Main	12 x 12	Other	Bsmt	32 x 20

Other Property Information

Assoc/POTL Fee: **\$200**
 Fee Freq: **Annual**
 Taxes/Yr: **\$4,200.00/2017**
 Assmt/Yr:
 Survey/Yr:

Office Information

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

Conditional/Sold/Other Information

FD:
 DOM: **180**
 SRD:
 PR:
 SD:
 CD:
 SP: