

3726 R37 ROAD, Portland K0G 1V0

ML#: **1072126**



Status: **Active**
 Dist/Neigh: **818- Rideau Lakes (Bastard) Twp**
 Municipality: **Rideau Lakes Twp**
 Neigh Name: **Big Rideau Lake**
 Lot Size: **300' x 164'**
 Zoning: **Seasonal**
 Zoning Desc: **Owner**
 Occupancy: **Owner**
 Legal Desc: **Pt Lt 20 Conc 2 Bastard as in LR176706 S/T & T/W176706; Rideau Lakes**

List Price: **\$399,900**
 Sub Type: **Residential**
 Fronting: **East**
 # Acres: **0.906**
 SqFt:
 Seasonal:

Directions/Remarks

Directions: **From Highway 15 in Portland turn onto Cove Rd, turn right onto R37 and follow to pin#3726.**

Public Remarks: **So many possibilities with this one! Located on beautiful Big Rideau Lake is this well kept cottage on large lot (just under 1 acre) with 300' of sandy bottom shoreline. Cottage sits close to the water & comes fully equipped / furnished and is ready for your immediate enjoyment. There is a large deck (which leads to an above ground pool) all facing the lake. There are also two upper level balcony's off of each of the bedrooms. There is a small dry boat house at the waters edge with a marine rail for your boat plus a separate storage shed. This level lot has easy 4 season access & a drilled well & septic all ready in place. Fantastic view looking out over your own dock & swim raft. Would make a great site for a possible future year round lake home. Like I said, so many possibilities with this one.....worth checking out.**

Property Information

Style: Detached	Type: 1 1/2 Storey	Total Beds: 2	Total Baths: 1
Builder:	Model:	Beds AG: 2	FB/PR Bths: 1/0
Year Built: 1972/Approx	#Gar: 0	Beds BG: 0	Ensuites:
Parking Desc: Gravel		#Cover: 0	Total Park: 6
Heat Desc: Baseboard		Heat Fuel: Electricity	
Air Conditioning: None		Roof: Asphalt Shingle	
Water Supply: Drilled Well		# FP:	FP Fuel:
Exterior Finish: Wood		Sewer: Septic Installed	
Foundation: None		Construction:	
Basement Desc: None		Basement Dev: None (No Basement)	
Floor Covering: Carpet Wall To Wall		Fire Retrofit:	
Appliances Incl: Dishwasher, Refrigerator, Stove			
Feat/Equip Incl: Above Ground Pool			
Site Influences: Flat Site, Hydro, Lakefront, Waterfront			
Neigh Influences: Recreation Nearby, Water Nearby			
Exclusions:			
Rental Equip: None			
Restrictions:			
Assistive Feat:			

Room Information

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
Living Rm	Main	11 x 19'6"	Dining Rm	Main	9 x 9'4"	Kitchen	Main	9'4" x 10
Bedroom	2nd	11'2" x 11'8"	Bedroom	2nd	11'8" x 12'2"	Bath 4-Piece	Main	

Other Property Information

Assoc/POTL Fee: **\$150** Taxes/Yr: **\$3,462.00/2017** Survey/Yr:

Fee Freq: **Annual** Assmt/Yr:

Office Information

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

Conditional/Sold/Other Information