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Rideau Realty
LIMITED BROKERAGE
2790 Hwy. 15, Portland, ON

2017-07-05

495 TRACY'S POINT ROAD, Portland K0G 1V0

ML#: 1067208



Status: **Active**
 Dist/Neigh: **904- Bathurst/Burgess & Sherbrooke (N Burgess) Twp**
 Municipality: **Big Rideau Lake**
 Neigh Name: **Big Rideau Lake**
 Lot Size: **150' x 370'**
 Zoning: **Recreational**
 Zoning Desc: **Owner**
 Occupancy: **Owner**
 Legal Desc: **PT N PT LT 26 CON 2 NORTH BURGESS PT 2, 27R3649; T/W RS61874 BEING PART 2 ON 27R7901 PARTIALLY RELEASED BY LC122963; T/W RS113613; TAY VALLEY TOWNSHIP**

List Price: **479,900**
 Sub Type: **Residential**
 Fronting: **North**
 # Acres:
 SqFt:
 Seasonal:

Directions/Remarks

Directions: **From Narrows Lock Rd turn onto Big Rideau North Shore Rd. – Keep right onto Tracy's Point – Follow to #495**

Public Remarks: **Welcome to the North Shore of the Big Rideau! This 4-season cottage sits on a large, level lot with 150 feet of excellent, clean, swimmable waterfront. Inside is open-concept with 3 bedrooms. Master bedroom is complete with an ensuite, walk-in closet, and access to a large, new deck. Property has a well and septic. Tremendous value, so call today to book your private showing!**

Property Information

Style: Detached	Type: Bungalow	Total Beds: 3	Total Baths: 2
Builder:	Model:	Beds AG: 3	FB/PR Bths: 1/0
Year Built: 1989/Approx	#Gar: 0	Beds BG: 0	Ensuites: 1
Parking Desc: Open		#Cover: 0	Total Park: 6
Heat Desc: Baseboard		Heat Fuel: Electricity	
Air Conditioning: None		Roof: Asphalt Shingle	
Water Supply: Drilled Well		# FP: 1	FP Fuel: Wood
Exterior Finish: Wood		Sewer: Septic Installed	
Foundation: Block		Construction:	
Basement Desc: Crawl, Full		Basement Dev: Unfinished	
Floor Covering: Ceramic		Fire Retrofit:	
Appliances Incl: Dryer, Microwave, Refrigerator, Stove, Washer			
Feat/Equip Incl: Alarm System			
Site Influences: Deck, Hydro, Lakefront, Lakeview, Treed Lot, Waterfront			
Neigh Influences: Water Nearby			
Exclusions:			
Rental Equip: None.			
Restrictions:			
Assistive Feat:			

Room Information

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
Living/Dining	Main	13'11" x 29'8"	Kitchen	Main	14'6" x 15'6"	Master Bedrm	Main	13'10" x 14'4"
Bedroom	Main	10'8" x 9'1"	Bedroom	Main	10'11" x 10'	Bath 3-Piece	Main	
Ensuite 3-Piece	Main		Foyer	Main	9' x 8'			

Other Property Information

Assoc/POTL Fee: **\$150**
 Fee Freq: **Annual**
 Taxes/Yr: **\$3,922.00/2017**
 Assmt/Yr:
 Survey/Yr:

Office Information

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

Conditional/Sold/Other Information

FD:
 DOM: **3**
 SRD:
 PR:
 SD:
 CD:
 SP: