



330 FORGOTTEN (O3) LANE, Portland K0G 1V0

ML#: **1071666**



Status: **Active**
 Dist/Neigh: **819- Rideau Lakes (S Burgess) Twp**
 Municipality: **Rideau Lakes Twp**
 Neigh Name: **Otter Lake**
 Lot Size: **75' x 160'**
 Zoning: **Seasonal**
 Zoning Desc: **Vacant**
 Occupancy: **Vacant**
 Legal Desc: **PT LT 2 CON 1 SOUTH BURGESS AS IN LR316220 T/W LR316220; RIDEAU LAKES**

List Price: **\$169,000**
 Sub Type: **Residential**
 Fronting: **Southwest**
 # Acres:
 SqFt:
 Seasonal:

Directions/Remarks

Directions: **From Highway 15 turn onto Briton Houghton Bay Road, then turn right onto Forgotten Lane (O3) and follow to pin#330.**

Public Remarks: **Affordable, basic 1 bedroom cottage on beautiful Otter Lake. Level lot, private and a wonderful view of the lake. Waterfront is appropriate for smaller boats, canoes and kayak's. Open concept 1 bed, 1 bath with a wood stove in the living room and patio doors out to the front deck facing the lake....worth checking out!**

Property Information

Style: Detached	Type: Bungalow	Total Beds: 1	Total Baths: 1
Builder:	Model:	Beds AG: 1	FB/PR Bths: 0/0
Year Built: Unknown	#Gar: 0	Beds BG: 0	Ensuites:
Parking Desc: Open		#Cover: 0	Total Park: 4
Heat Desc: Wood Plus		Heat Fuel: Wood	
Air Conditioning: None		Roof: Asphalt Shingle	
Water Supply: Lake Intake		# FP:	FP Fuel:
Exterior Finish: Wood		Sewer: Other (See Remarks)	
Foundation: None		Construction:	
Basement Desc: None		Basement Dev: None (No Basement)	
Floor Covering: Laminate		Fire Retrofit:	
Appliances Incl: Wood Stove			
Feat/Equip Incl: Lakefront, Lakeview, Waterfront			
Site Influences: Recreation Nearby, Water Nearby			
Neigh Influences:			
Exclusions:			
Rental Equip: None			
Restrictions:			
Assistive Feat:			

Room Information

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
Living Rm	Main	14 x 18	Dining Rm	Main	9'4" x 9'8"	Kitchen	Main	9 x 9'4"
Bedroom	Main	10'4" x 15'4"	Bath 3-Piece	Main				

Other Property Information

Assoc/POTL Fee: **\$150**
 Fee Freq: **Annual**
 Taxes/Yr: **\$1,603.00/2017**
 Assmt/Yr:
 Survey/Yr:

Office Information

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

Conditional/Sold/Other Information