



**SCOTT BURNS**  
 Broker Of Record  
 RIDEAU REALTY LIMITED, Brokerage  
 scott@rideaurealty.ca  
 http://www.rideaurealty.ca



2018-03-29

3726 R37 ROAD, Portland K0G 1V0

ML#: 1100128

**New Listing!**



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: **\$389,900**  
 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: **Located on beautiful Big Rideau Lake is this well kept cottage on large level 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 flat 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. So many possibilities with this one.....worth checking out!**

Property Information

Style: <b>Detached</b>	Type: <b>1 1/2 Storey</b>	Total Beds: <b>2</b>	Total Baths: <b>1</b>
Builder:	Model:	Beds AG: <b>2</b>	FB/PR Bths: <b>1/0</b>
Year Built: <b>1972/Approx</b>	#Gar: <b>0</b>	Beds BG: <b>0</b>	Ensuites: <b>0</b>
Parking Desc: <b>Gravel</b>		#Cover: <b>0</b>	Total Park: <b>6</b>
Heat Desc: <b>Baseboard</b>		Heat Fuel: <b>Electricity</b>	
Air Conditioning: <b>None</b>		Roof: <b>Asphalt Shingle</b>	
Water Supply: <b>Drilled Well</b>		# FP: <b>FP Fuel:</b>	
Exterior Finish: <b>Wood</b>		Sewer: <b>Septic Installed</b>	
Foundation: <b>None</b>		Construction:	
Basement Desc: <b>None</b>		Basement Dev: <b>None (No Basement)</b>	
Floor Covering: <b>Carpet Wall To Wall</b>		Fire Retrofit:	
Appliances Incl: <b>Dishwasher, Refrigerator, Stove</b>			
Feat/Equip Incl: <b>Above Ground Pool</b>			
Site Influences: <b>Flat Site, Hydro, Lakefront, Waterfront</b>			
Neigh Influences: <b>Recreation Nearby, Water Nearby</b>			
Exclusions:			
Rental Equip: <b>None</b>			
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**  
 Fee Freq: **Annual**  
 Taxes/Yr: **\$3,462.00/2017**  
 Assmt/Yr:  
 Survey/Yr:

Office Information

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

Conditional/Sold/Other Information

FD:  
 DOM: **0**  
 SRD:  
 PR:  
 SD:  
 CD:  
 SP: