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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: **\$499,000**  
 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: <b>Detached</b>	Type: <b>Bungalow</b>	Total Beds: <b>3</b>	Total Baths: <b>2</b>
Builder:	Model:	Beds AG: <b>3</b>	FB/PR Bths: <b>1/0</b>
Year Built: <b>1989/Approx</b>	#Gar: <b>0</b>	Beds BG: <b>0</b>	Ensuites: <b>1</b>
Parking Desc: <b>Open</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>1</b>	FP Fuel: <b>Wood</b>
Exterior Finish: <b>Wood</b>		Sewer: <b>Septic Installed</b>	
Foundation: <b>Block</b>		Construction:	
Basement Desc: <b>Crawl, Full</b>		Basement Dev: <b>Unfinished</b>	
Floor Covering: <b>Ceramic</b>		Fire Retrofit:	
Appliances Incl: <b>Dryer, Microwave, Refrigerator, Stove, Washer</b>			
Feat/Equip Incl: <b>Alarm System</b>			
Site Influences: <b>Deck, Hydro, Lakefront, Lakeview, Treed Lot, Waterfront</b>			
Neigh Influences: <b>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
<b>Living/Dining</b>	<b>Main</b>	<b>13'11" x 29'8"</b>	<b>Kitchen</b>	<b>Main</b>	<b>14'6" x 15'6"</b>	<b>Master Bedrm</b>	<b>Main</b>	<b>13'10" x 14'4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10'8" x 9'1"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10'11" x 10'</b>	<b>Bath 3-Piece</b>	<b>Main</b>	
<b>Ensuite 3-Piece</b>	<b>Main</b>		<b>Foyer</b>	<b>Main</b>	<b>9' x 8'</b>			

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: