



SCOTT BURNS
 Broker Of Record
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2017-08-28

1233 R12 ROAD, Portland K0G 1V0

ML#: 1072284

Price Change



Status: **Active**
 Dist/Neigh: **819- Rideau Lakes (S Burgess) Twp**
 Municipality:
 Neigh Name: **Big Rideau Lake**
 Lot Size: **152' x 174'**
 Zoning:
 Zoning Desc: **Seasonal**
 Occupancy: **Owner**
 Legal Desc: **Pt Lt 8 Conc 2 South Burgess as in LR109494, S/T & T/W LR109494; Rideau Lakes**

List Price: **\$449,000**
 Sub Type: **Residential**
 Fronting: **East**
 # Acres:
 SqFt:
 Seasonal:

Directions/Remarks

Directions: **From Highway 15 turn onto Briton Houghton Bay Road then turn left on to R12 (at the For Sale sign). Follow to pin #1233**

Public Remarks: **Great cottage property with a fantastic view. Large lot with over 150' of clean deep waterfront and excellent swimming. Large boat house with roof top deck, permanent concrete docking as well as a separate floating dock. Cottage has a nice layout with a good size kitchen and dining area, sunken living room with a wood stove and lots of windows with lake views. Off the living room is an amazing screened in porch which I think quickly will become your favourite room. Down the hall is a 3 pc bathroom and 4 generous size bedrooms, one of which is the master with a 3 pc ensuite bath. There is a separate building with laundry / storage or possibly a bunkie. Bonus detached garage make for excellent additional storage. Also a brand new septic is being installed. (contact for details). This property has an amazing feel to it....lots of family memories to be made here for sure. Don't miss this opportunity.**

Property Information

Style: Detached	Type: Bungalow	Total Beds: 4	Total Baths: 2
Builder:	Model:	Beds AG: 4	FB/PR Bths: 2/0
Year Built: Unknown	#Gar: 1	Beds BG: 0	Ensuites: 1
Parking Desc: 1 Garage Detached, Gravel		#Cover: 0	Total Park: 6
Heat Desc: Baseboard, Wood Plus		Heat Fuel: Electricity, Wood	
Air Conditioning: Wall Unit		Roof: Asphalt Shingle	
Water Supply: Lake Intake		# FP: FP Fuel:	
Exterior Finish: Wood		Sewer: Septic Installed	
Foundation: None		Construction:	
Basement Desc: None		Basement Dev: None (No Basement)	
Floor Covering: Carpet W/W & Mixed, Vinyl		Fire Retrofit:	
Appliances Incl: Dishwasher, Dryer, Microwave, Stove, Washer, 2 Fridges			
Feat/Equip Incl:			
Site Influences: BoatHouse, Hydro, Lakefront, Waterfront			
Neigh Influences: Recreation Nearby, Water Nearby			
Exclusions: -Oak bedside tables, headboard and antique chest in the back bedroom.			
Rental Equip: None			
Restrictions:			
Assistive Feat:			

Room Information

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
Living Rm	Main	13'4" x 16'6"	Dining Rm	Main	9'6" x 11'4"	Kitchen	Main	9'10" x 11'4"
Master Bedrm	Main	7'1" x 17'4"	Bedroom	Main	9'6" x 16	Bedroom	Main	9'2" x 11'2"
Bedroom	Main	11 x 13	Bath 3-Piece	Main		Ensuite 3-Piece	Main	
Enclosed Porch	Main	11 x 14						

Other Property Information

Assoc/POTL Fee: **\$150**
 Fee Freq: **Annual**
 Multimedia URL: <https://www.youtube.com/watch?v=okIDOsLEnMs>

Taxes/Yr: **\$4,064.00/2017**
 Assmt/Yr:
 Survey/Yr:

Office Information

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

Conditional/Sold/Other Information