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

2017-08-02 3240 R32 ROAD, Portland K0G 1V0 ML#: 1072333



Status: Active
List Price: \$449,000
Dist/Neigh: 818- Rideau Lakes (Bastard) Twp
Sub Type: Residential
Municipality: Rideau Lakes Twp
Fronting: East
Neigh Name: Big Rideau Lake
Acres: 1.120
Lot Size: 231.99 ' x 305 '
SqFt:
Zoning:
Seasonal:
Zoning Desc: Recreational
Occupancy: Owner
Legal Desc: PT ISLAND 54 PL 142 IN RIDEAU LAKE BASTARD PT 1 28R3559; T/W LR186831 EXCEPT THE EASEMENT THEREIN RE: PT 5 & 6 28R240; RIDEAU LAKES

Directions/Remarks

Directions: From Hwy. 15 turn onto Old Kingston Rd. – Take immediate left onto R32 – Follow R32 to #3240

Public Remarks: Your chance to own a 4-season cottage/home on the Big Rideau at an affordable price is here! This 4 bedroom, 2 bath home sits on a beautiful, sloping lot and offers great privacy. Enjoy the views from the extensive decking overlooking the Big Rideau and your 232 feet of waterfrontage! The home has a large kitchen/dining area with pine hardwood flooring throughout, a 4-season enclosed sunroom complete with a hottub, and even a boathouse. Private beach area at the end of the laneway offers great swimming for members of Macdonald Island! Call today for your private viewing.

Property Information

Style: Detached	Type: 1 1/2 Storey	Total Beds: 4	Total Baths: 2
Builder:	Model:	Beds AG: 4	FB/PR Bths: 1/0
Year Built: Unknown	#Gar: 0	Beds BG: 0	Ensuites: 1
Parking Desc: Open		#Cover: 0	Total Park: 6
Heat Desc: Baseboard, Forced Air		Heat Fuel: Electricity, Wood	
Air Conditioning: None		Roof: Metal	
Water Supply: Drilled Well		# FP: 2	FP Fuel: Electric, Wood
Exterior Finish: Wood		Sewer: Septic Installed	
Foundation: Block, Poured Concrete		Construction:	
Basement Desc: Crawl, Part		Basement Dev: Unfinished	
Floor Covering: Ceramic, Hardwood		Fire Retrofit:	
Appliances Incl: Cooktop, Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Wine Fridge			
Feat/Equip Incl: Ceiling Fan, Hot Tub, Smoke Detector, Storage Shed			
Site Influences: Balcony, BoatHouse, Deck, Hydro, Lakefront, Private, Walkout, Waterfront			
Neigh Influences: Golf Nearby, Recreation Nearby, Water Nearby			
Exclusions: Light fixture in dining room.			
Rental Equip: None.			
Restrictions: Right Of Way			
Assistive Feat:			

Room Information

<u>Room Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room Type</u>	<u>Level</u>	<u>Dimensions</u>
Living Rm	Lower	17'3" x 14'3"	Dining Rm	Main	21'11" x 18'8"	Kitchen	Main	21'11" x 18'8"
Master Bedrm	Main	10'8" x 13'	Bedroom	Main	11'7" x 9'11"	Bedroom	Main	9' x 8'1"
Bedroom	Lower	11' x 11'5"	Bath 3-Piece	Main		Ensuite 4-Piece	Main	
Utility Rm	Lower	11' x 6'	Enclosed Porch	Main	12'7" x 9'1"			

Other Property Information

Assoc/POTL Fee: \$100	Taxes/Yr: \$3,400.00/2016	Survey/Yr:
Fee Freq: Annual	Assmt/Yr:	

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

FD:	PR:	CD:
DOM: 1	SD:	SP:
SRD:		