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600 BELLOWS BAY POINT ROAD, Portland K0G 1V0

ML#: 1077515

New Listing!



Status: **Active**
 Dist/Neigh: **819- Rideau Lakes (S Burgess) Twp**
 Municipality: **Rideau Lakes Twp**
 Neigh Name: **Big Rideau Lake**
 Lot Size: **515' x 165'**
 Zoning: **Recreational**
 Zoning Desc: **Owner**
 Occupancy: **Owner**
 Legal Desc: **PT LT 13 CON 1 SOUTH BURGESS AS IN LR310290; S/T EXECUTION 03-000029, IF ENFORCEABLE; RIDEAU LAKES**

List Price: **\$474,900**
 Sub Type: **Residential**
 Fronting: **Southwest**
 # Acres:
 SqFt:
 Seasonal:

Directions/Remarks

Directions: **Contact listing agent for lake map and directions.**

Public Remarks: **This absolutely stunning boat access only property on the Big Rideau has 515 feet of excellent waterfront, 2 cottages, and a 2-slip boathouse. New roofs on both cottages and boathouse. Property is on a point facing Southwest which gives way to beautiful sunsets. Perfect for either the growing family or someone looking for rental properties. Property is a must see so call today to book your showing!**

Property Information

Style: Detached	Type: Bungalow	Total Beds: 6	Total Baths: 2
Builder:	Model:	Beds AG: 6	FB/PR Bths: 1/1
Year Built: 1947/Approx	#Gar: 0	Beds BG: 0	Ensuites:
Parking Desc: Other (See Remarks)		#Cover: 0	Total Park: 0
Heat Desc: Baseboard		Heat Fuel: Electricity	
Air Conditioning: None		Roof: Asphalt Shingle	
Water Supply: Lake Intake		# FP: 2	FP Fuel: Wood
Exterior Finish: Vinyl		Sewer: Other (See Remarks)	
Foundation: Other (See Remarks)		Construction:	
Basement Desc: None		Basement Dev: None (No Basement)	
Floor Covering: Carpet Over & Wood, Linoleum, Tile		Fire Retrofit:	
Appliances Incl: 2 Stoves, 2 Fridges			
Feat/Equip Incl:			
Site Influences: Boat Access, BoatHouse, Hydro, Island, Lakefront, Water Access, Waterfront			
Neigh Influences: Water Nearby			
Exclusions:			
Rental Equip: None.			
Restrictions:			
Assistive Feat:			

Room Information

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
Living Rm	Main	7'4" x 14'7"	Dining Rm	Main	11' x 8'	Living/Dining	Other	18'7" x 20'10"
Kitchen	Main	9'10" x 8'10"	Kitchen	Other	16'10" x 10'	Den/Office	Other	7'9" x 8'8"
Master Bedrm	Main	12'2" x 10'4"	Master Bedrm	Other	17'2" x 7'4"	Bedroom	Main	7'10" x 7'10"
Bedroom	Main	9'10" x 8'	Bedroom	Other	8'6" x 10'	Bedroom	Other	8'8" x 10'7"
Bath 2-Piece	Other		Bath 3-Piece	Main		Enclosed Porch	Other	26'2" x 7'4"

Other Property Information

Assoc/POTL Fee: **\$0**
 Fee Freq: **N/A**
 Taxes/Yr: **\$3,809.00/2017**
 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: