

**KEN BURNS**

RIDEAU REALTY LIMITED , Brokerage

Cell: 613-498-8095

rideau@rideau.net

Office Ph: 613-272-5000

**2017-09-10****3825 BIG RIDEAU LAKE ROAD ROAD, Portland K0G 1V0**ML#: **1078027****New Listing!**

Status: **Active** List Price: **\$649,900**
 Dist/Neigh: **818- Rideau Lakes (Bastard) Twp** Sub Type: **Residential**
 Municipality: **Rideau Lakes Twp** Fronting: **East**
 Neigh Name: **Big Rideau Lake** # Acres: **14.000**
 Lot Size: **600 ' x 999.99 ' Irregular** SqFt:
 Zoning: **RURAL - Rural Residential (RR)** Seasonal: **No**
 Zoning Desc: **Waterfront**
 Occupancy: **Tenant**
 Legal Desc: **Part Lot 25 Con 1, Part 1 Plan 28R471 S/T Debts in LR316303**

Directions/Remarks

Directions: **From Highway 15 south of Portland take Big Rideau Lake Road to 3825**
 Public Remarks: **BIG RIDEAU LAKE - log home with 14 private acres and 600 feet of elevated shoreline. Easy access off a paved township road and paved parking area with 2 car attached garage. Two plus bedrooms, 1 1/2 baths and sauna room on main level plus a bedroom and full bath on lower , partially finished family room and lots of storage. Main floor living room has a stone fireplace and sliding glass doors to a covered L shaped deck.**

Property Information

Style: **Detached** Type: **Bungalow** Total Beds: **3** Total Baths: **3**
 Builder: Model: Beds AG: **2** FB/PR Bths: **2/1**
 Year Built: **Unknown** #Gar: **2** Beds BG: **1** Ensuites: **1**
 Parking Desc: **2 Garage Attached** #Cover: **0** Total Park: **5**
 Heat Desc: **Baseboard, Forced Air** Heat Fuel: **Electricity, Oil**
 Air Conditioning: **None** Roof: **Metal**
 Water Supply: **Drilled Well** # FP: **1** FP Fuel: **Wood**
 Exterior Finish: **Log** Sewer: **Septic Installed**
 Foundation: **Block** Construction: **Other (See Remarks)**
 Basement Desc: **Full** Basement Dev: **Partly Finished**
 Floor Covering: **Carpet Over & Wood, Laminate** Fire Retrofit: **No**
 Appliances Incl: **Sauna, Other (See Remarks)**
 Feat/Equip Incl: **Deck, Lakefront, Private Well, School Bus, Treed Lot, Wooded Area**
 Site Influences: **Golf Nearby, Paved Road, Shopping Nearby, Water Nearby**
 Neigh Influences: **none**
 Exclusions: **none**
 Rental Equip: **none**
 Restrictions: **Overhead Right-Of-Way**
 Assistive Feat: **No**

Room Information

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
Living Rm	Main	15' x 19'	Dining Rm	Main	15' x 12'	Kitchen	Main	11' x 12'
Family Rm	Lower	15'9" x 18'11"	Master Bedrm	Main	12' x 15'6"	Bedroom	Main	22' x 12'
Bedroom	Lower	15'6" x 15'	Bath 2-Piece	Main	4' x 6'	Ensuite 4-Piece	Main	7' x 10'
Laundry Rm	Lower	7' x 11'	Storage Rm	Lower	11' x 10'			

Other Property Information

Assoc/POTL Fee: **\$0** Taxes/Yr: **\$6,403.00/2017** Survey/Yr:
 Fee Freq: **N/A** Assmt/Yr:

Office InformationList Office #1: **RIDEAU REALTY LIMITED, Brokerage****Conditional/Sold/Other Information**

FD: PR: CD:
 DOM: **2** SD: SP:
 SRD: