SCOTT BURNS
Broker Of Record
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**2018-03-29** **2326 HARLEM ROAD, Portland K0G 1V0** ML#: **1089930**

| | | | |
|---|---|---|---|
| Status: | **Active** | List Price: | **$289,000** |
| Dist/Neigh: | **818- Rideau Lakes (Bastard) Twp** | Sub Type: | **Residential** |
| Municipality: | **Rideau Lakes Twp** | Fronting: | **Northwest** |
| Neigh Name: | **Portland** | # Acres: | **13.700** |
| Lot Size: | **586 ' x 1008 '** | SqFt: | |
| Zoning: | | Seasonal: | |
| Zoning Desc: | **Residential** | | |
| Occupancy: | **Owner** | | |

Legal Desc: **PT LT 20 CON 4 BASTARD PT 1 28R1595; RIDEAU LAKES**

## Directions/Remarks

Directions: **From Highway 15 drive to Portland and turn left onto Harlem Road. Follow to Pin #2326.**

Public Remarks: **What an absolutely lovely property! This well maintained one level 2 bed, 2 bath open concept bungalow sits back from the road with a beautiful yard and mature trees. There is a newer propane furnace (2 yrs old) and hot water tank (July 2015) and also central air and vacuum. There is an oversized attached two car garage and several other outbuildings in good shape, all on 13+ acres. Excellent opportunity for animals / hobby farm, workshop.....you name it! Trails, Big Rideau Lake and the village of Portland only minutes away. Country living at its best!**

## Property Information

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Style: | **Detached** | Type: | **Bungalow** | Total Beds: | **2** | Total Baths: | **2** |
| Builder: | | Model: | | Beds AG: | **2** | FB/PR Bths: | **2/0** |
| Year Built: | **1989/Approx** | #Gar: | **2** | Beds BG: | **0** | Ensuites: | **0** |
| Parking Desc: | **2 Garage Attached, 2 Garage Detached** | | | #Cover: | **5** | Total Park: | **10** |
| Heat Desc: | **Forced Air** | | | Heat Fuel: | **Propane** | | |
| Air Conditioning: | **Central** | | | Roof: | **Asphalt Shingle** | | |
| Water Supply: | **Drilled Well** | | | # FP: | | FP Fuel: | |
| Exterior Finish: | **Aluminum** | | | Sewer: | **Septic Installed** | | |
| Foundation: | **Block** | | | Construction: | | | |
| Basement Desc: | **Crawl** | | | Basement Dev: | **None (No Basement)** | | |
| Floor Covering: | **Carpet W/W & Mixed, Linoleum** | | | Fire Retrofit: | | | |
| Appliances Incl: | **Dryer, Washer** | | | | | | |
| Feat/Equip Incl: | | | | | | | |
| Site Influences: | **Acreage, Hobby Farm, School Bus** | | | | | | |
| Neigh Influences: | **Highspeed Available, Recreation Nearby, Shopping Nearby, 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** | **13'4" x 16'8"** | **Dining Rm** | **Main** | **11'8" x 16'8"** | **Kitchen** | **Main** | **11 x 14'4"** |
| **Master Bedrm** | **Main** | **11'10" x 14** | **Bedroom** | **Main** | **11 x 12** | **Bath 3-Piece** | **Main** | |
| **Bath 4-Piece** | **Main** | | **Foyer** | **Main** | **10'6" x 14'8"** | **Enclosed Porch** | **Main** | **7'6" x 25** |

## Other Property Information

| | | | | | |
|---|---|---|---|---|---|
| Assoc/POTL Fee: | **$0** | Taxes/Yr: | **$2,053.00/2017** | Survey/Yr: | |
| Fee Freq: | **N/A** | Assmt/Yr: | | | |

## Office Information

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

## Conditional/Sold/Other Information

| | | | | | |
|---|---|---|---|---|---|
| FD: | | PR: | | CD: | |
| DOM: | **68** | SD: | | SP: | |
| SRD: | | | | | |

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