



SCOTT BURNS
 Broker Of Record
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2018-01-25

2326 HARLEM ROAD, Portland K0G 1V0

ML#: 1089930

New Listing!



Status: **Active**
 Dist/Neigh: **818- Rideau Lakes (Bastard) Twp**
 Municipality: **Rideau Lakes Twp**
 Neigh Name: **Portland**
 Lot Size: **586 ' x 1008 '**
 Zoning: **Residential**
 Zoning Desc: **Owner**
 Occupancy: **Owner**
 Legal Desc: **PT LT 20 CON 4 BASTARD PT 1 28R1595; RIDEAU LAKES**

List Price: **\$289,000**
 Sub Type: **Residential**
 Fronting: **Northwest**
 # Acres: **13.700**
 SqFt:
 Seasonal:

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: **5** SD: SP:
 SRD: