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2018-08-30

2516 YOUNGS HILL ROAD, Portland K0G 1V0

ML#: 1114550

Price Change



Status: Active
Dist/Neigh: 818- Rideau Lakes (Bastard) Twp
Municipality: Rideau Lakes Twp
Neigh Name: Rideau Lakes
Lot Size: 120' x 130'
Zoning: RURAL - Rural Residential (RR)
Zoning Desc: Single Family
Legal Desc: PT LT 27 CON 3 BASTARD PT 1 28R1974; RIDEAU LAKES

List Price: \$189,000
Sub Type: Residential
Fronting: North
Acres: 0.390
SqFt:
Seasonal: No

Directions/Remarks

Directions: On Hwy 15 travel 4 kms south of Portland to Young's Hill Rd. Continue 1.2 kms to house #2516 on left before stop sign.

Public Remarks: Cozy country bungalow in the hamlet of Forfar, just down the road from Portland-on-the-Rideau. Perfectly sized with 2 bedrooms up, 1 down - an ultra practical u-shaped kitchen with breakfast nook - a relaxing, bright, living/dining area - and a lower level family room. Outside is just as perfect with a covered front verandah, spacious private yards, tall lilac hedges ... and wide open fields just beyond. House was built in 1993+/- with many upgrades in 2010+/- . Perfectly priced - perfectly located! Just 20 mins to Smiths Falls/45 mins to Kingston. Close to public boat launches/beaches. Enjoy reading more about Young's Hill at <http://www.twprideaulakes.on.ca/heritage/nathist-youngshill.html>

Property Information

Style: Detached	Type: Bungalow	Total Beds: 3	Total Baths: 1
Builder:	Model:	Beds AG: 2	FB/PR Bths: 1/0
Year Built: 1993/Approx	#Gar: 0	Beds BG: 1	Ensuites: 1
Parking Desc: Gravel		#Cover: 0	Total Park: 4
Heat Desc: Forced Air		Heat Fuel: Propane	
Air Conditioning: Window Unit		Roof: Asphalt Shingle	
Water Supply: Drilled Well		# FP:	FP Fuel:
Exterior Finish: Vinyl		Sewer: Septic Installed	
Foundation: Poured Concrete		Construction: Frame	
Basement Desc: Full		Basement Dev: Partly Finished	
Floor Covering: Ceramic, Cushion, Laminate		Fire Retrofit:	
Appliances Incl: Dryer, Refrigerator, Stove, Washer			
Feat/Equip Incl: Ceiling Fan, Hot Water Tank, Satellite Dish			
Site Influences: Deck, Family Oriented, Hedged Yard, Landscaped, No Rear Neighbours, School Bus, Verandah			
Neigh Influences: Highspeed Available, Paved Road, Shopping Nearby, Water Nearby			
Rental Equip: propane tank			

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LVDIN	Main	12 x 25'5"	KITCH	Main	9 x 9	EATNG	Main	9 x 10	MBED	Main	12' x 12'3"
BEDRM	Main	9' x 11'	BEDRM	Lower	8'8" x 9'	RECRM	Lower	12' x 20'	LAUND	Lower	
UTIL	Lower										

Other Property Information

Assoc/POTL Fee: \$0
Fee Freq: N/A
Taxes/Yr: \$1,470.00/2017
Assmt/Yr:
Multimedia URL: <http://www.rideaulakes4sale.com/Listing/VirtualTour.ashx?listingid=281610960>
Survey/Yr:

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

FD:
DOM: 48
SRD:

PR:
SD:

CD:
SP: