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1363 NORTH SHORE ROAD ROAD, Portland K0G 1V0

ML#: 1127579



Status: Active
Dist/Neigh: 904- Bathurst/Burgess & Sherbrooke (N Burgess) Twp
Municipality: Bathurst; N Burgess & S Sherbrooke Twp
Neigh Name: Big Rideau Lake
Lot Size: 175' x 999.99'
Zoning: RURAL - Rural Residential (RR)
Zoning Desc: Seasonal Waterfront
Legal Desc: PT RDAL CON 2&3 NORTH BURGESS CLOSED BY RS110633; PT LT 3 NORTH BURGESS PTS 7,8,9 & 10, 27R3759; T/W & S/T RS111016 TAY VALLEY TWP

List Price: \$749,900
Sub Type: Residential
Fronting: North
Acres: 4.000
IrreglSqFt:
Seasonal: Yes

Directions/Remarks

Directions: From Highway 15 at Crosby turn towards Westport, immediately turn right on Narrows Locks Road, cross the locks and turn right on to Tracey Point Road to North Shore Road.

Public Remarks: BIG RIDEAU LAKE - waterfront log home on large treed lot with great views and deep clean swimming frontage. Open concept kitchen, dining and living room with stone fireplace featuring an airtight insert and shelving units on each side. Also includes master bedroom and 1 & 1/2 bath on the main level plus family room, 2 bedrooms and bathroom with laundry on the lower level. There are too many improvements to mention them all but updated kitchen with island, baths and flooring are a few. There are several decks to relax and entertain plus a storage building and large dock at the water. Contact us today to see this great home with short access off Narrows lock Road.

Property Information

Style: Detached	Type: Bungalow	Total Beds: 3	Total Baths: 3
Builder: Unknown	Model: 5	Beds AG: 1	FB/PR Bths: 2/1
Year Built: Unknown	#Gar: 5	Beds BG: 2	Ensuites: 0
Parking Desc: 1 Garage Detached, Surfaced, Visitor Parking, Other (See Remarks)		#Cover: 5	Total Park: 6
Heat Desc: Heat Pump, Wood Plus		Heat Fuel: Wood, Other (See Remarks)	
Air Conditioning: Heat Pump		Roof:	
Water Supply: Drilled Well		# FP: 1	FP Fuel: Wood
Exterior Finish: Log		Sewer: Septic Approved, Septic Installed	
Foundation: Poured Concrete		Construction: Other (See Remarks)	
Basement Desc: Full, Other (See Remarks)		Basement Dev: Fully Finished	
Floor Covering: Carpet W/W & Mixed, Ceramic, Laminate		Fire Retrofit:	
Appliances Incl: Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Wine Fridge			
Feat/Equip Incl: Air Exchanger, Central/Built-In Vacuum, Hot Water Tank, Smoke Detector, Storage Shed, Water Treatment, Window Blinds, Other (See Remarks)			
Site Influences: Acreage, Deck, Lakefront, Lakeview, Private Well, Treed Lot, Waterfront, Wooded Area			
Neigh Influences: Golf Nearby, Recreation Nearby, Shopping Nearby, Water Nearby			
Exclusions: Bar stools, lower fridge/ freezer, dock fridge, personal items. All furniture. See Realtor remarks			
Rental Equip: NONE			
Restrictions: Overhead Right-Of-Way, Right Of Way, Surface Right-Of-Way			
Assistive Feat: No			

Room Information

<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>
KITCH	Main	12 x 15	LVDIN	Main	15'4" x 33	MBED	Main	10'8" x 18'6"	BEDRM	Lower	10'5" x 13'4"
BEDRM	Lower	10'5" x 13'4"	FAMRM	Lower	15 x 25'4"	FOYER	Main	8' 6" x 13	UTIL	Lower	6 x 20
WKSHP	Lower	8 x 12	LAUND	Lower							

Other Property Information

Assoc/POTL Fee: \$400
Fee Freq: Annual
Taxes/Yr: \$4,790.00/2018
Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage