



2018-09-28

2777 HIGHWAY 15 HIGHWAY, Portland K0G 1V0

ML#: 1127522

New Listing!



Status: Active
Dist/Neigh: 818- Rideau Lakes (Bastard) Twp
Municipality: Portland
Neigh Name: Portland
Lot Size: 95.98 ' x 120.13 '
Zoning: Residential
Zoning Desc: Residential
Legal Desc: PT SHORT ST PL 27; PT LT 19 CON 2 BASTARD AS IN LR154254 S/T THE INTEREST OF THE MUNICIPALITY; RIDEAU LAKES

List Price: \$240,000
Sub Type: Residential
Fronting: Northwest
Acres:
SqFt:
Seasonal:

Directions/Remarks

Directions: Corner of Hwy. 15 and Colbourne St. heading into Portland.

Public Remarks: Welcome to the "WoOLF House" located on the edge of the village of Portland. This house was built in 1892 and is filled with character and delivers tons of potential for any Buyer. The main floor includes a sunroom (was once a Summer kitchen), kitchen, 2-piece bath, large dining room, and two living rooms (one with a fireplace). Upstairs you will find a full bathroom, 4 bedrooms, and an office. Outside there is a large back yard with perennial gardens. There is much to see here so call today to book your private viewing!

Property Information

Style: Detached	Type: 2 Storey	Total Beds: 4	Total Baths: 2
Builder:	Model:	Beds AG: 4	FB/PR Bths: 1/1
Year Built: 1892/Old	#Gar: 0	Beds BG: 0	Ensuites: 0
Parking Desc: Surfaced		#Cover: 0	Total Park: 4
Heat Desc: Forced Air		Heat Fuel: Oil	
Air Conditioning: None		Roof: Asphalt Shingle	
Water Supply: Dug Well		# FP: 1	FP Fuel: Wood
Exterior Finish: Vinyl		Sewer: Septic Installed	
Foundation: Stone		Construction:	
Basement Desc: Full, Low		Basement Dev: Unfinished	
Floor Covering: Carpet Over & Wood, Laminate		Fire Retrofit:	
Appliances Incl: Dishwasher, Dryer, Refrigerator, Stove, Washer			
Feat/Equip Incl: Drapery Tracks, Drapes, Hot Water Tank, Water Treatment			
Site Influences: Fenced Yard			
Neigh Influences: Highspeed Available, Paved Road, Playground Nearby, Water Nearby			
Exclusions: Original Jacobean Cupboard			
Rental Equip: None.			
Restrictions: Other (See Remarks)			

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	10'9" x 14'3"	LIVRM	Main	20'9" x 11'4"	DINRM	Main	13'4" x 15'10"	FAMRM	Main	23'9" x 14'
BATH2	Main		MBED	2nd	14'3" x 10'4"	BEDRM	2nd	12'10" x 12'3"	BEDRM	2nd	12'8" x 11'
BEDRM	2nd	13'8" x 10'7"	BATH3	2nd		DEN	2nd	14'6" x 10'	PORCH	Main	13'5" x 14'4"

Other Property Information

Assoc/POTL Fee: \$0
Fee Freq: N/A
Taxes/Yr: \$2,222.00/2018
Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

FD:
DOM: 1
SRD:
PR:
SD:
CD:
SP: