



**KEN BURNS**  
 RIDEAU REALTY LIMITED, Brokerage  
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**2018-09-28**

**1363 NORTH SHORE ROAD ROAD, Portland K0G 1V0**

**ML#: 1127579**

**New Listing!**



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

**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**

<b>Style:</b>	Detached	<b>Type:</b>	Bungalow	<b>Total Beds:</b>	3	<b>Total Baths:</b>	3
<b>Builder:</b>		<b>Model:</b>		<b>Beds AG:</b>	1	<b>FB/PR Bths:</b>	2/1
<b>Year Built:</b>	Unknown	<b>#Gar:</b>	5	<b>Beds BG:</b>	2	<b>Ensuites:</b>	0
<b>Parking Desc:</b>	1 Garage Detached, Surfaced, Visitor Parking, Other (See Remarks)			<b>#Cover:</b>	5	<b>Total Park:</b>	6
<b>Heat Desc:</b>	Heat Pump, Wood Plus			<b>Heat Fuel:</b>	Wood, Other (See Remarks)		
<b>Air Conditioning:</b>	Heat Pump			<b>Roof:</b>			
<b>Water Supply:</b>	Drilled Well			<b># FP:</b>	1	<b>FP Fuel:</b>	Wood
<b>Exterior Finish:</b>	Log			<b>Sewer:</b>	Septic Approved, Septic Installed		
<b>Foundation:</b>	Poured Concrete			<b>Construction:</b>	Other (See Remarks)		
<b>Basement Desc:</b>	Full, Other (See Remarks)			<b>Basement Dev:</b>	Fully Finished		
<b>Floor Covering:</b>	Carpet W/W & Mixed, Ceramic, Laminate			<b>Fire Retrofit:</b>			
<b>Appliances Incl:</b>	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Wine Fridge						
<b>Feat/Equip Incl:</b>	Air Exchanger, Central/Built-In Vacuum, Hot Water Tank, Smoke Detector, Storage Shed, Water Treatment, Window Blinds, Other (See Remarks)						
<b>Site Influences:</b>	Acreage, Deck, Lakefront, Lakeview, Private Well, Treed Lot, Waterfront, Wooded Area						
<b>Neigh Influences:</b>	Golf Nearby, Recreation Nearby, Shopping Nearby, Water Nearby						
<b>Exclusions:</b>	Bar stools, lower fridge/ freezer, dock fridge, personal items. All furniture. See Realtor remarks						
<b>Rental Equip:</b>	NONE						
<b>Restrictions:</b>	Overhead Right-Of-Way, Right Of Way, Surface Right-Of-Way						
<b>Assistive Feat:</b>	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

**Conditional/Sold/Other Information**

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