



2018-10-08

2409 FORFAR ROAD, Portland K0G 1V0

ML#: 1127811

New Listing!



Status: Active
Dist/Neigh: 818- Rideau Lakes (Bastard) Twp
Municipality: Portland
Neigh Name: Portland
Lot Size: 206' x 161'
Zoning: Residential
Zoning Desc: Residential
Legal Desc: PT LT 20 AND 21 CON 4 BASTARD BEING PART 1 ON 28R9243; RIDEAU LAKES

List Price: \$245,000
Sub Type: Residential
Fronting: West
Acres:
SqFt:
Seasonal:

Directions/Remarks

Directions: Hwy. 15 to Portland - Turn onto Harlem Rd. Property is on corner of Harlem Rd. & Forfar Rd.
Public Remarks: Beautiful 3-bedroom, 1 bath bungalow located just outside the village of Portland. This home offers plenty of space and tons of natural light. 3 large bedrooms with the master including a walk-in closet. Outside is a wonderful backyard and a large 1.5 car detached garage. KIN park, Cataraqui Trail, and Big Rideau Lake all just minutes away. This home is definitely worth a look so call today for your private viewing!

Property Information

Style: Detached	Type: Bungalow	Total Beds: 3	Total Baths: 1
Builder:	Model:	Beds AG: 3	FB/PR Bths: 1/0
Year Built: 1999/Approx	#Gar: 1	Beds BG: 0	Ensuites: 0
Parking Desc: 1 Garage Detached, Open, Gravel		#Cover: 0	Total Park: 10
Heat Desc: Forced Air		Heat Fuel: Propane	
Air Conditioning: None		Roof: Asphalt Shingle	
Water Supply: Drilled Well		# FP:	FP Fuel:
Exterior Finish: Vinyl		Sewer: Septic Installed	
Foundation: Block, Poured Concrete		Construction:	
Basement Desc: Full		Basement Dev: Unfinished	
Floor Covering: Carpet Over & Wood, Laminate, Vinyl		Fire Retrofit:	
Appliances Incl: Dryer, Hood Fan, Refrigerator, Stove, Washer			
Neigh Influences: Golf Nearby, Playground Nearby, Water Nearby			
Exclusions: None.			
Rental Equip: Hot Water Tank			

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LIVRM	Main	15' x 14'	DINRM	Main	10' x 12'	KITCH	Main	11'6" x 12'	BATH3	Main	
MBED	Main	20'6" x 12'	BEDRM	Main	10'6" x 15'6"	BEDRM	Main	12' x 10'	RECRM	Lower	27' x 26'

Other Property Information

Assoc/POTL Fee: \$0
Fee Freq: N/A
Taxes/Yr: \$1,174.00/2018
Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

FD:
DOM: 0
SRD:
PR:
SD:
CD:
SP: