



SCOTT BURNS
 Broker Of Record
 RIDEAU REALTY LIMITED, Brokerage
 scott@rideaurealty.ca
 http://www.rideaurealty.ca



16 POLK CRESCENT, Portland K0G 1V0

ML#: 1145106



Status: Active
Dist/Neigh: 818- Rideau Lakes (Bastard) Twp
Municipality:
Neigh Name: Portland
Lot Size: 182' x 345'
Zoning:
Zoning Desc: Residential
Legal Desc: Pt Lt 18 Conc 3 Bastard Pt 7 28R3588; Rideau Lakes

List Price: \$319,000
Sub Type: Residential
Fronting: East
Acres: 1.400
SqFt:
Seasonal:

Directions/Remarks

Directions: From Highway 15 go to Portland and turn onto Station Rd then take your first left onto Polk Cres and follow to pin# 16. For sale sign on property.

Public Remarks: Absolutely beautiful move in ready bungalow only 1 min from Big Rideau Lake in Portland. Nice 1.4+ acre lot, paved driveway, interlocking stone in front of the large attached 2 car garage & winding its way to the lovely front entrance. Stepping inside you will see gorgeous hardwood floors throughout the main floor, a very well appointed kitchen with loads of cupboard space & stainless steel appliances which also leads out to a new stone patio area (2018) & generous back yard. There is also a bright open living & dining area, large master bedroom with double closets with a 4 pc ensuite bath. 2 additional bedrooms with another 4 pc bath & a separate laundry / mudroom round out the main floor. Full partially finished basement with an exercise room / den or office plus loads more sq/f to finish as you please. New windows throughout the main floor (2018), new HRV (2018) plus a whole house generator back up system. Boat launch, beach, village amenities all super close. Don't hesitate!

Property Information

Style:	Detached	Type:	Bungalow(1 Story)	Total Beds:	3	Total Baths:	2
Builder:		Model:		Beds AG:	3	FB/PR Bths:	2/0
Year Built:	1994/Approx	#Gar:	2	Beds BG:	0	Ensuites:	1
Parking Desc:	2 Garage Attached			#Cover:	2	Total Park:	8
Heat Desc:	Heat Pump			Heat Fuel:	Propane		
Air Conditioning:	Heat Pump			Roof:	Asphalt Shingle		
Water Supply:	Drilled Well			# FP:	1	FP Fuel:	Wood
Exterior Finish:	Vinyl			Sewer:	Septic Installed		
Foundation:	Poured Concrete			Construction:			
Basement Desc:	Full			Basement Dev:	Partly Finished		
Floor Covering:	Ceramic, Hardwood			Fire Retrofit:			
Appliances Incl:	Dishwasher, Dryer, Microwave/Hood Fan, Refrigerator, Stove, Washer						
Feat/Equip Incl:	Air Exchanger, Window Blinds						
Site Influences:	Partially Landscaped, Private Well, School Bus						
Neigh Influences:	Highspeed Available, Paved Road, Recreation Nearby, Water Nearby						
Rental Equip:	Propane Tanks						

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LIVRM	Main	11'3" x 13'5"	DINRM	Main	9'5" x 11'3"	KITCH	Main	11'3" x 19'3"	BATH4	Main	5'4" x 12'4"
MBED	Main	11'4" x 14'2"	ENS4PC	Main	5 x 11'2"	BEDRM	Main	9 x 11'3"	BEDRM	Main	8'7" x 10
LAUND	Main	8'2" x 11'5"	DEN	Bsmt	10'9" x 14'8"						

Other Property Information

Assoc/POTL Fee: \$0
Fee Freq: N/A
Taxes/Yr: \$2,388.00/2018
Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage