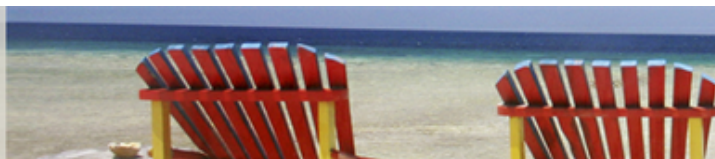




SCOTT BURNS
 Broker Of Record
 RIDEAU REALTY LIMITED , Brokerage
 scott@rideaurealty.ca
 http://www.rideaurealty.ca



28 RIDEAU VIEW LANE, Westport K0G 1X0

ML#: 1147099



Status: Active
Dist/Neigh: 816- Rideau Lakes (N Crosby) Twp
Municipality: Rideau Lakes Twp
Neigh Name: Upper Rideau Lake
Lot Size: 154' x 303'
Zoning:
Zoning Desc: Residential
Legal Desc: PT LT 8 CON 6 NORTH CROSBY PT 4 28R5068; T/W LR177123; RIDEAU LAKES

List Price: \$649,000
Sub Type: Residential
Fronting: North
Acres:
SqFt:
Seasonal:

Directions/Remarks

Directions: From County Road 42 turn onto Maple Grove Lane then turn right onto Rideau View Lane and follow to pin #28

Public Remarks: Welcome to the south shore of Upper Rideau Lake! This 4 season spacious home (bungalow) with a full finished walk out basement has incredibly easy year round road access, a flat level lot, sweeping lake views, incredible sunsets & 154' of clear rocky shoreline with a new dock. On the main floor you have 3 good size bedrooms including a big master with ensuite, a separate den / office, a large kitchen with loads of storage which opens up to an open concept living / dining area. Off the living room a patio door leads you out to a fantastic massive covered deck to relax & enjoy the amazing lake view. The finished lower level has 3 additional bedrooms, another full bath & is set up well as additional living space. There is a large attached garage (23'x28') as well as lower level storage (23'x28') for your boat, water toys etc etc. Beautiful Westport is only 5 min away with easy commutes to Kingston & Brockville (50 min) & just over 1 hour to Ottawa. Lake living at its best!

Property Information

Style: Detached	Type: Bungalow(1 Story)	Total Beds: 6	Total Baths: 4
Builder: Unknown	Model: 3	Beds AG: 3	FB/PR Bths: 3/1
Year Built: Unknown	#Gar: 3	Beds BG: 3	Ensuites: 1
Parking Desc: 3+ Garage Attached		#Cover: 0	Total Park: 8
Heat Desc: Heat Pump		Heat Fuel: Other (See Remarks)	
Air Conditioning: Central		Roof: Asphalt Shingle	
Water Supply: Drilled Well		# FP:	FP Fuel:
Exterior Finish: Brick, Siding		Sewer: Septic Installed	
Foundation: Block		Construction:	
Basement Desc: Full		Basement Dev: Partly Finished	
Floor Covering: Carpet W/W & Mixed		Fire Retrofit:	
Appliances Incl: 2 Stoves, 2 Fridges			
Site Influences: Hydro, Lakefront, Lakeview, Waterfront			
Neigh Influences: Golf Nearby, Highspeed Available, Recreation Nearby, Shopping Nearby			
Rental Equip: None			

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>
LIVRM	Main	12'11" x 15'8"	DINRM	Main	10'5" x 12'11"	KITCH	Main	10'3" x 17'8"	MBED	Main	13 x 14'5"
ENS3PC	Main		BEDRM	Main	10'2" x 13'2"	BEDRM	Main	9'10" x 11'10"	DEN	Main	6'9" x 15'9"
BATH4	Main		BATH2	Main		LAUND	Main	6'7" x 7'11"	RECRM	Bsmt	12'4 x 23'5"
BEDRM	Bsmt	12 x 13'5"	BEDRM	Bsmt	9'11" x 11'4"	BEDRM	Bsmt	8'7" x 11'4"	BATH4	Bsmt	
UTIL	Bsmt										

Other Property Information

Assoc/POTL Fee: \$150
Fee Freq: Annual
Taxes/Yr: \$4,546.00/2018
Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage