



**STEVE WELLS**  
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2019-04-28

2911 CEDAR VALLEY ROAD, Portland K0G 1V0

ML#: 1148542

**New Listing!**



**Status:** Active  
**Dist/Neigh:** 818- Rideau Lakes (Bastard) Twp  
**Municipality:**  
**Neigh Name:** Rideau Lakes  
**Lot Size:** 218 ' x 98 '  
**Zoning:**  
**Zoning Desc:** RESIDENTIAL  
**Legal Desc:** PT LT 14 CON 3 BASTARD PT 1 RP28R10834 RIDEAU LAKES

**List Price:** \$137,500  
**Sub Type:** Residential  
**Fronting:** South  
**# Acres:**  
**SqFt:**  
**Seasonal:**

Directions/Remarks

**Directions:** Hwy 15 to Cedar Valley Road follow down approx 1.5 km house on left see realtor sign

**Public Remarks:** Great opportunity for first time buyer or for those ready move out to country. This cute two story home is well maintained. Newer pellet stove, chimney pipes, newer roof (3 years), newer pressure pump, water softener, newer shingles on garage. Only 45 minutes to Kingston or Brockville. Many lakes, golf courses and rec trails galore. Village of Portland has a grocery store, LCBO, post office, library, bank and doctors office. Dont delay this will not last long!!!!

Property Information

<b>Style:</b> Detached	<b>Type:</b> 2 Storey	<b>Total Beds:</b> 3	<b>Total Baths:</b> 1
<b>Builder:</b>	<b>Model:</b>	<b>Beds AG:</b> 3	<b>FB/PR Bths:</b> 1/0
<b>Year Built:</b> 1960/Approx	<b>#Gar:</b> 1	<b>Beds BG:</b> 0	<b>Ensuites:</b> 0
<b>Parking Desc:</b> 1 Garage Detached		<b>#Cover:</b> 1	<b>Total Park:</b> 6
<b>Heat Desc:</b> Forced Air		<b>Heat Fuel:</b> Oil, Other (See Remarks)	
<b>Air Conditioning:</b> Wall Unit		<b>Roof:</b>	<b>FP Fuel:</b>
<b>Water Supply:</b> Drilled Well		<b># FP:</b>	<b>Sewer:</b> Septic Installed
<b>Exterior Finish:</b> Wood		<b>Sewer:</b>	<b>Construction:</b>
<b>Foundation:</b> Block		<b>Basement Dev:</b> Unfinished	<b>Fire Retrofit:</b>
<b>Basement Desc:</b> Full			
<b>Floor Covering:</b> Hardwood, Linoleum			
<b>Appliances Incl:</b> Dryer, Stove, Washer			
<b>Feat/Equip Incl:</b> Alarm System, Other (See Remarks)			
<b>Site Influences:</b> No Rear Neighbours, Partially Landscaped			
<b>Neigh Influences:</b> Highspeed Available, Paved Road, Water Nearby			
<b>Exclusions:</b> fridge is negotiable			
<b>Rental Equip:</b> n/a			
<b>Restrictions:</b> Unknown			

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LIVRM	Main	18'6" x 11'1"	KITCH	Lower	16' x 10'	DEN	Main	14'6" x 8'6"	FBATH	Main	10' x 6'
MBED	2nd	19' x 15'	BEDRM	2nd	12'7" x 11'7"	BEDRM	2nd	11'5" x 9'6"			

Other Property Information

**Assoc/POTL Fee:** \$0  
**Fee Freq:** N/A  
**Taxes/Yr:** \$932.00/2019  
**Assmt/Yr:**  
**Survey/Yr:**

Office Information

**List Office #1:** RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

**FD:**  
**DOM:** 4  
**SRD:**  
**PR:**  
**SD:**  
**CD:**  
**SP:**