



**SCOTT BURNS**  
 Broker Of Record  
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2019-04-15

28 RIDEAU VIEW LANE, Westport K0G 1X0

ML#: 1147099

**New Listing!**



**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

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

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
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

Conditional/Sold/Other Information

**FD:**  
**DOM:** 3  
**SRD:**  
**PR:**  
**SD:**  
**CD:**  
**SP:**