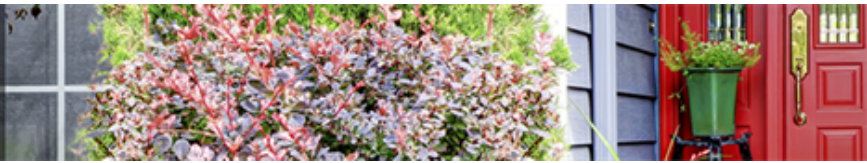


MARGARET THOMPSON
Salesperson
RIDEAU REALTY LIMITED, Brokerage
Cell: 613-812-8400 cell/text
<http://www.rideaulakes4sale.com>



2019-05-31

3276 MACDONALD ISLAND ROAD, Portland K0G 1V0

ML#: 1152578

New Listing!



Status: Active
Dist/Neigh: 818- Rideau Lakes (Bastard) Twp
Municipality: Bastard Twp
Neigh Name: Big Rideau Lake
Lot Size: 665' x 148'
Zoning:
Zoning Desc: residential on water
Legal Desc: PT ISLAND 54 PL 142 IN RIDEAU LAKE BASTARD; PT LT 17 CON 2 BASTARD (AKA ISLAND 54) PT 1 28R10108 & PT 1 28R12030 EXCEPT PARTS 1, 2 PLAN 28R14881L; S/T RIGHT IN LR350167; RIDEAU LAKES

List Price: \$574,900
Sub Type: Residential
Fronting: Northwest
Acres: 0.980
IrreguSqFt:
Seasonal: Yes

Directions/Remarks

Directions: Halfway between Kingston & Ottawa - Hwy 15 to Old Kingston Rd - immediate left onto MacDonald Island Rd to #3276 - 20 mins to Smiths Falls, 35 mins to Perth. (Viewings by appointment only)

Public Remarks: Sunrises to the east! Sunsets to the west! This classic 1900's Big Rideau cottage sits right at the water's edge on a south-facing peninsula with over 665' of excellent shoreline. 2+1 bedrooms, spacious living areas with original pine vaulted ceilings, an efficient galley kitchen - all with amazing views of the lake. Plus there's a separate "mini-cabin" that provides plenty of additional sleeping space with it's own 3pce bath!! Barbecue on your outdoor deck! Boat anywhere in the world from your permanent 2-slip dock! Explore the shared common lands! Or grab the horseshoes out of the storage shed and simply enjoy a little backyard fun with the kids! This is a perfect "cottage-cottage" but the easy, year-round access and it's proximity to nearby cities/towns/amenities also makes it an ideal location to build your future home. .. on an island you can drive to!!! (Viewings by appointment only)

Property Information

Style:	Detached	Type:	Bungalow(1 Story)	Total Beds:	3	Total Baths:	2
Builder:		Model:		Beds AG:	3	FB/PR Bths:	1/1
Year Built:	1913/Approx	#Gar:	0	Beds BG:	0	Ensuites:	0
Parking Desc:	Open			#Cover:	0	Total Park:	6
Heat Desc:	Baseboard			Heat Fuel:	Electricity		
Air Conditioning:	None			Roof:	Asphalt Shingle		
Water Supply:	Lake Intake			# FP:	1	FP Fuel:	
Exterior Finish:	Siding			Sewer:	Septic Installed		
Foundation:	Other (See Remarks)			Construction:	Frame		
Basement Desc:	Crawl			Basement Dev:	None (No Basement)		
Floor Covering:	Carpet Over & Wood, Linoleum, Tile			Fire Retrofit:			
Appliances Incl:	Microwave, Stove, 2 Fridges						
Feat/Equip Incl:	Drapery Tracks, Storage Shed, Window Blinds, Other (See Remarks)						
Site Influences:	Boat Access, Deck, Flat Site, Hydro, Lakefront, Waterfront						
Exclusions:	Blue & white valance in master; Personal items & artwork; furnishings negotiable						
Rental Equip:	None.						
Restrictions:	Right Of Way						

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>
GREATRM	Main	18.8 x 23	SITTING	Main	11.3 x 19.2	DINRM	Main	7.2 x 8	KITCH	Main	10 x 11
EATNG	Main	7.2 x 8	BEDRM	Main	7.3 x 14.2	MBED	Main	11 x 11	BATH4	Main	7.3 x 7.9
BEDRM	None	11.6 x 19	BATH3	None	7.9 x 11.6						

Other Property Information

Assoc/POTL Fee: \$125
Fee Freq: Annual
Taxes/Yr: \$4,876.00/2018
Assmt/Yr:
Survey/Yr: 1999
Multimedia URL: <http://www.rideaulakes4sale.com/Listing/VirtualTour.ashx?ListingID=316680992>

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

FD:
DOM: 1
SRD:
PR:
SD:
CD:
SP: