



**SCOTT BURNS**  
 Broker Of Record  
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**3837 BIG RIDEAU LAKE ROAD, Portland K0G 1V0**

**ML#: 1170740**



**Status:** Active  
**Dist/Neigh:** 818- Rideau Lakes (Bastard) Twp  
**Municipality:**  
**Neigh Name:** Big Rideau Lake  
**Lot Size:** 320' x 0'  
**Zoning:**  
**Zoning Desc:** Residential  
**Legal Desc:** PT LT 25 CON 1 BASTARD PT 2 28R471 & PT 1 28R3714 EXCEPT PT 4 28R908; S/T LR145580; RIDEAU LAKES

**List Price:** \$1,595,000  
**Sub Type:** Residential  
**Fronting:** North  
**# Acres:** 52.996  
**IrreguSqFt:**  
**Seasonal:**

Directions/Remarks

**Directions:** From Highway 15 just outside of the village of Portland turn onto Big Rideau Lake Road and follow to pin 3837.

**Public Remarks:** Incredible piece of manicured property.....horse lovers take notice! Approx. 53 wonderful acres that backs onto Big Rideau Lake & includes a classic brick, 3 bed, 2 bath farm house with a large addition & loads of original charm, stone fireplace in the kitchen dining area, games room also with a fireplace, loft office area, wide plank pines floors, beautiful trim and the list goes on and on . There's a large riding arena with 8 box stalls.....a carriage house which has parking for two cars, a workshop & a full second floor with hardwood floors, 21' ceiling & stained glass.....a classic barn with hay loft & attached drive shed as well as a 3 part chicken coop. Enjoy the variety of trails throughout the property or head down to the dock to take in the lake views or hop in your boat & go explore the largest lake on Rideau System. Only minutes from the village of Portland, just over an hour to Ottawa, 45 min to Kingston. Book your private tour today of this impressive property!

Property Information

<b>Style:</b>	Detached	<b>Type:</b>	2 Storey	<b>Total Beds:</b>	3	<b>Total Baths:</b>	2
<b>Builder:</b>		<b>Model:</b>		<b>Beds AG:</b>	3	<b>FB/PR Bths:</b>	2/0
<b>Year Built:</b>	Unknown	<b>#Gar:</b>	2	<b>Beds BG:</b>	0	<b>Ensuites:</b>	1
<b>Parking Desc:</b>	2 Garage Detached			<b>#Cover:</b>	2	<b>Total Park:</b>	6
<b>Heat Desc:</b>	Forced Air			<b>Heat Fuel:</b>	Propane		
<b>Air Conditioning:</b>	None			<b>Roof:</b>	Metal		
<b>Water Supply:</b>	Drilled Well			<b># FP:</b>	2	<b>FP Fuel:</b>	Wood
<b>Exterior Finish:</b>	Brick			<b>Sewer:</b>	Septic Installed		
<b>Foundation:</b>	Stone			<b>Construction:</b>			
<b>Basement Desc:</b>	Low			<b>Basement Dev:</b>	Unfinished		
<b>Floor Covering:</b>	Softwood			<b>Fire Retrofit:</b>			
<b>Appliances Incl:</b>	Built/In Oven, Cooktop, Dryer, Refrigerator, Washer						
<b>Site Influences:</b>	Acreage, Barn, Hobby Farm, Lakefront, School Bus, Treed Lot, Waterfront, Wooded Area						
<b>Neigh Influences:</b>	Highspeed Available, Paved Road, Recreation Nearby, Water Nearby						
<b>Rental Equip:</b>	Propane Tank(s)						
<b>Restrictions:</b>	Easement						

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
KITCH	Main	9'9" x 13'10"	DINRM	Main	13'10" x 22'9"	LIVRM	Main	13'3" x 18'5"	FOYER	Main	7'8" x 15'3"
FAMRM	Main	9'4" x 22'10"	GAMES	Main	13 x 21'8"	MBED	2nd	12'6" x 13'5"	ENS4PC	2nd	
BEDRM	2nd	11'10" x 15'2"	BEDRM	2nd	9'1" x 14	BATH4	2nd		DEN	2nd	13'4" x 14'5"

Other Property Information

**Assoc/POTL Fee:** \$0  
**Fee Freq:** N/A  
**Multimedia URL:** <https://youtu.be/OoHmbfbXUy>

**Taxes/Yr:** \$2,097.00/2018  
**Assmt/Yr:**  
**Survey/Yr:**

Office Information

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