



**SCOTT BURNS**  
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**2019-06-05**

**3825 BIG RIDEAU LAKE ROAD, Portland K0G 1V0**

**ML#: 1154691**

**New Listing!**



**Status:** Active  
**Dist/Neigh:** 818- Rideau Lakes (Bastard) Twp  
**Municipality:** Rideau Lakes Twp  
**Neigh Name:** Big Rideau Lake  
**Lot Size:** 600' x 999.99'  
**Zoning:** RURAL - Rural Residential (RR)  
**Zoning Desc:** Residential  
**Legal Desc:** PT LT 25 CON 1 BASTARD PT 1 28R471; S/T LR316303; S/T DEBTS IN LR316303; RIDEAU LAKES

**List Price:** \$499,000  
**Sub Type:** Residential  
**Fronting:** East  
**# Acres:** 14.000  
**IrreguSqFt:**  
**Seasonal:** No

**Directions/Remarks**

**Directions:** From Highway 15 near Portland turn onto Big Rideau Lake Road and follow to pin#3825.

**Public Remarks:** Log home on 14 very private, wooded acres on BIG RIDEAU LAKE with 600' of natural shoreline. Very easy access off a paved township road only minutes from Highway 15 & the village of Portland. There is a paved parking area with an attached two car garage with nice large yard space. The log home has an open concept living / dining area with a massive stone fireplace along with two good size bedrooms (master with ensuite) & another 2 pc bath on the main floor. Go down the spiral staircase to the full, partially finished walkout basement with a third bedroom with ensuite, family room, laundry & storage area. There is a covered L shaped deck to enjoy your nature views & there are multiple paths through the woods leading down to the waterfront. Steel roof on the log home & a new propane furnace was installed in the Fall of 2018. Loads of potential with large private acreage, easy road access & access to Big Rideau Lake.

**Property Information**

<b>Style:</b> Detached	<b>Type:</b> Bungalow(1 Story)	<b>Total Beds:</b> 3	<b>Total Baths:</b> 3
<b>Builder:</b> Unknown	<b>Model:</b> 2	<b>Beds AG:</b> 2	<b>FB/PR Bths:</b> 2/1
<b>Year Built:</b> Unknown	<b>#Gar:</b> 2	<b>Beds BG:</b> 1	<b>Ensuites:</b> 2
<b>Parking Desc:</b> 2 Garage Attached		<b>#Cover:</b> 0	<b>Total Park:</b> 5
<b>Heat Desc:</b> Baseboard, Forced Air		<b>Heat Fuel:</b> Electricity, Propane	
<b>Air Conditioning:</b> None		<b>Roof:</b> Metal	
<b>Water Supply:</b> Drilled Well		<b># FP:</b> 1	<b>FP Fuel:</b> Wood
<b>Exterior Finish:</b> Log		<b>Sewer:</b> Septic Installed	
<b>Foundation:</b> Block		<b>Construction:</b> Partly Finished	
<b>Basement Desc:</b> Full		<b>Basement Dev:</b> Partly Finished	
<b>Floor Covering:</b> Carpet Over & Wood, Laminate		<b>Fire Retrofit:</b> No	
<b>Feat/Equip Incl:</b> Sauna, Other (See Remarks)			
<b>Site Influences:</b> Deck, Lakefront, Private Well, School Bus, Treed Lot, Wooded Area			
<b>Neigh Influences:</b> Golf Nearby, Paved Road, Shopping Nearby, Water Nearby			
<b>Exclusions:</b> none			
<b>Rental Equip:</b> none			
<b>Assistive Feat:</b> No			

**Room Information**

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LIVRM	Main	15' x 19'	DINRM	Main	15' x 12'	KITCH	Main	11' x 12'	MBED	Main	12' x 15'6"
BEDRM	Main	22' x 12'	ENS4PC	Main	7' x 10'	BATH2	Main	4' x 6'	BEDRM	Lower	15'6" x 15'
FAMRM	Lower	15'9" x 18'11"	LAUND	Lower	7' x 11'	STORE	Lower	11' x 10'			

**Other Property Information**

**Assoc/POTL Fee:** \$0  
**Fee Freq:** N/A  
**Taxes/Yr:** \$7,273.00/2018  
**Assmt/Yr:**  
**Survey/Yr:**

**Office Information**

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

**Conditional/Sold/Other Information**

**FD:**  
**DOM:** 5  
**SRD:**  
**PR:**  
**SD:**  
**CD:**  
**SP:**