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82 R48 LANE, Portland K0G 1V0

ML#: 1155794

New Listing!



Status: Active
Dist/Neigh: 818- Rideau Lakes (Bastard) Twp
Municipality:
Neigh Name: Rideau Lakes
Lot Size: 0' x 0'
Zoning:
Zoning Desc: SEASONAL
Legal Desc: PT LOT 26-27 CON 2 SOUTH NURGESS PTS 5-8 12 TO 22 28R5037S/T LR266426 T/W OVER PTS 6,8,9,10,11,12,13,14 AND 16 28R13596 AS IN LE24671 TOWNSHIP OF RIDEAU LAKES

List Price: \$79,900
Sub Type: Residential
Fronting: West
Acres:
IrreguSqFt:
Seasonal:

Directions/Remarks

Directions: From Hwy 15 turn on County Rd 42, immediately turn right onto Narrows Lock Rd & follow 5.5 km. Turn right into Rideau Mac Resort, there's a slight left hand bend. At stop sign turn right (see directional sign follow to number 82 ,see realtor sign)

Public Remarks: Great chance to be right by the water. Big clean trailer park (75 acres). With this park you become part owner with a 1/92 part ownership included in buying price. Cheap seasonal fees approx \$1,400.00 per year (property tax is included in this amount and this years fees are already paid). 2010 Keystone Retreat trailer with all the bells and whistles, including fridge, stove, microwave, heat, air conditioning, open concept living area, 2 bedrooms and 2 bathrooms. Built on sunroom is amazing and measures approx. 24 ft by 13.6 ft with vaulted ceilings. Includes all furnishing. Owner is offering up dock and slip for additional \$2,000 dollars and 16ft 2000 scorpion with 60 hp for \$4,900.00.

Property Information

Style:	Detached	Type:	Mobile	Total Beds:	2	Total Baths:	2
Builder:		Model:		Beds AG:	2	FB/PR Bths:	1/1
Year Built:	2011/Approx	#Gar:	0	Beds BG:	0	Ensuites:	1
Parking Desc:	Open			#Cover:	0	Total Park:	2
Heat Desc:	Forced Air			Heat Fuel:	Electricity		
Air Conditioning:	Window Unit			Roof:	Asphalt Shingle, Metal		
Water Supply:	Drilled Well			# FP:		FP Fuel:	Electric
Exterior Finish:	Aluminum, Siding			Sewer:	Septic Installed		
Foundation:	None			Construction:			
Basement Desc:	None			Basement Dev:	None (No Basement)		
Floor Covering:	Laminate, Mixed			Fire Retrofit:			
Appliances Incl:	Microwave, Refrigerator, Stove						
Feat/Equip Incl:	Ceiling Fan, Drapery Tracks, Furnished, Storage Shed						
Site Influences:	Acreage, Flat Site, Park Setting, Water Rights						
Neigh Influences:	Golf Nearby, Water Nearby						
Exclusions:	personal belongings,tools in shed						
Rental Equip:	propane tanks						
Restrictions:	Unknown						

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>
MBED	Main	11' x 9'6"	BEDRM	Main	9' x 8'	KITCH	Main	16' x 12'	FRRM	Main	24' x 13'6"
BATH3	Main	8' x 5'	BATH2	Main	5 x 3'6"						

Other Property Information

Assoc/POTL Fee: \$1,400
Fee Freq: Annual
Taxes/Yr: \$0.00/2019
Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

FD:
DOM: 0
SRD:
PR:
SD:
CD:
SP: