



STEVE WELLS
Salesperson
RIDEAU REALTY LIMITED , Brokerage
steve@rideaurealty.ca
Office Ph: 613-272-5000

2020-04-04

51 R48 ROAD, Portland K0G 1V0

ML#: 1188055

New Listing!



Status: Active
Dist/Neigh: 818- Rideau Lakes (Bastard) Twp
Municipality:
Neigh Name: Big Rideau Lake
Lot Size: 72 ' x 0 '
Zoning:
Zoning Desc: SEASONAL
Legal Desc: Contact Realtor

List Price: \$129,000
Sub Type: Residential
Fronting: Southeast
Acres:
IrreguSqFt:
Seasonal: Yes

Directions/Remarks

Directions: From Highway 15 turn onto County Rd 42 then a quick right on Narrows Lock Road..... follow approx 6 Km to Rideau Mac Resort turn right and follow road approx 1 Km to campground. Follow to site 51.... see realtor signs.

Public Remarks: Best spot in the campground!! End lot with private pristine swimmable clean waterfront (approx 72 feet) and your own double sided dock. Located right on Big Rideau Lake. Very modern 2008 Hampton trailer with bonus deck Spacious well maintained also come with 10 ft X 10ft shed to store water toys.

Property Information

Style: Detached	Type: Mobile	Total Beds: 2	Total Baths: 1
Builder:	Model:	Beds AG: 2	FB/PR Bths: 1/0
Year Built: 2008/Approx	#Gar: 0	Beds BG: 0	Ensuites: 0
Parking Desc: Gravel		#Cover: 0	Total Park: 4
Heat Desc: Forced Air		Heat Fuel: Propane	
Air Conditioning: None		Roof: Metal	
Water Supply: Drilled Well		# FP: 1	FP Fuel: Electric
Exterior Finish: Vinyl		Sewer: Septic Installed	
Foundation: Other (See Remarks)		Construction:	
Basement Desc: None		Basement Dev: None (No Basement)	
Floor Covering: Laminate, Other (See Remarks)		Fire Retrofit:	
Appliances Incl: Microwave, Refrigerator, Stove			
Feat/Equip Incl: Furnished			
Site Influences: Deck, End Unit, Flat Site, Waterfront			
Neigh Influences: Golf Nearby, Water Nearby			
Exclusions: TOOLS,BBQ,DECK BOX ,PERSONAL ITEMS			
Rental Equip: none			
Restrictions: Other (See Remarks)			

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>
MBED	Main	10' x 8'6"	LIVRM	Main	14' x 10'	KITCH	Main	11' x 10'

Other Property Information

Assoc/POTL Fee: \$0
Fee Freq: N/A
Taxes/Yr: \$0.00/2019
Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

FD:
DOM: 2
SRD:
PR:
SD:
CD:
SP: