



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

29-Jun-2020

51 R48 ROAD, Portland K0G 1V0

ML#: 1188055

Price Change



**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:** \$124,000  
**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

<b>Style:</b> Detached	<b>Type:</b> Mobile	<b>Total Beds:</b> 2	<b>Total Baths:</b> 1
<b>Builder:</b>	<b>Model:</b>	<b>Beds AG:</b> 2	<b>FB/PR Bths:</b> 1/0
<b>Year Built:</b> 2008/Approx	<b>#Gar:</b> 0	<b>Beds BG:</b> 0	<b>Ensuites:</b> 0
<b>Parking Desc:</b> Gravel		<b>#Cover:</b> 0	<b>Total Park:</b> 4
<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> 1	<b>FP Fuel:</b> Electric
<b>Exterior Finish:</b> Vinyl		<b>Sewer:</b> Septic Installed	
<b>Foundation:</b> Other (See Remarks)		<b>Construction:</b>	
<b>Basement Desc:</b> None		<b>Basement Dev:</b> None (No Basement)	
<b>Floor Covering:</b> Laminate, Other (See Remarks)		<b>Fire Retrofit:</b>	
<b>Appliances Incl:</b> Microwave, Refrigerator, Stove			
<b>Feat/Equip Incl:</b> Furnished			
<b>Site Influences:</b> Deck, End Unit, Flat Site, Waterfront			
<b>Neigh Influences:</b> Golf Nearby, Water Nearby			
<b>Exclusions:</b> TOOLS,BBQ,DECK BOX ,PERSONAL ITEMS			
<b>Rental Equip:</b> none			
<b>Restrictions:</b> 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:** 88  
**SRD:**  
**PR:**  
**SD:**  
**CD:**  
**SP:**