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**2019-08-26**

**136 HUDSON BAY LANE, Portland K0G 1V0**

**ML#: 1166929**

**New Listing!**



**Status:** Active  
**Dist/Neigh:** 819- Rideau Lakes (S Burgess) Twp  
**Municipality:** Big Rideau Lake  
**Neigh Name:** Big Rideau Lake  
**Lot Size:** 100' x 221'  
**Zoning:** Recreational  
**Zoning Desc:** Recreational  
**Legal Desc:** PT LT 26 CON 2 SOUTH BURGESS AS IN LR27697 T/W LR27697; RIDEAU LAKES

**List Price:** \$399,000  
**Sub Type:** Residential  
**Fronting:** West  
**# Acres:**  
**SqFt:**  
**Seasonal:**

Directions/Remarks

**Directions:** From Narrows Lock Rd turn onto McNamee Lane - Turn right onto Hudson Bay Lane - Follow to Pin# 136.

**Public Remarks:** Looking for a wonderful property with excellent waterfront on Big Rideau Lake? Well look no further! This beautiful 3-bedroom, 1 bath, Pan-Abode cottage is a must see. Sit out on the enclosed porch and enjoy the amazing views of the Big Rideau. Cedar flooring throughout, and there is also a propane stove for those chilly evenings. The property is nicely landscaped and has 100 feet of deep, clean waterfront. Call today to book your private viewing!

Property Information

<b>Style:</b> Detached	<b>Type:</b> Bungalow(1 Story)	<b>Total Beds:</b> 3	<b>Total Baths:</b> 1
<b>Builder:</b> Pan-Abode	<b>Model:</b>	<b>Beds AG:</b> 3	<b>FB/PR Bths:</b> 1/0
<b>Year Built:</b> Unknown	<b>#Gar:</b> 0	<b>Beds BG:</b> 0	<b>Ensuites:</b> 0
<b>Parking Desc:</b> Open		<b>#Cover:</b> 0	<b>Total Park:</b> 6
<b>Heat Desc:</b> Other (See Remarks)		<b>Heat Fuel:</b> Propane	
<b>Air Conditioning:</b> None		<b>Roof:</b> Asphalt Shingle	
<b>Water Supply:</b> Lake Intake		<b># FP:</b> 1	<b>FP Fuel:</b> Gas
<b>Exterior Finish:</b> Wood		<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> Softwood, Vinyl		<b>Fire Retrofit:</b>	
<b>Appliances Incl:</b> Dryer, Microwave, Refrigerator, Stove, Washer			
<b>Site Influences:</b> Hydro, Lakefront, Screened Porch, Waterfront			
<b>Neigh Influences:</b> Golf Nearby, Recreation Nearby, Water Nearby			
<b>Rental Equip:</b> None.			

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
KITCH	Main	11'11" x 9'3"	LIVRM	Main	18'5" x 12'9"	PORCH	Main	18'5" x 6'	MBED	Main	10' x 9'9"
BEDRM	Main	10' x 9'2"	BEDRM	Main	9'5" x 9'2"	BATH3	Main				

Other Property Information

**Assoc/POTL Fee:** \$275  
**Fee Freq:** Annual  
**Taxes/Yr:** \$3,500.00/2019  
**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:**