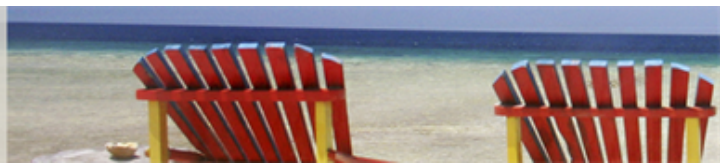




SCOTT BURNS
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4420 OLD KINGSTON ROAD, Portland K0G 1V0

ML#: 1189326



Status: Active
Dist/Neigh: 819- Rideau Lakes (S Burgess) Twp
Municipality: Portland
Neigh Name: Portland
Lot Size: 982.35' x 0'
Zoning: Residential
Zoning Desc: Residential
Legal Desc: See Realtor Remarks for complete Legal Description

List Price: \$439,000
Sub Type: Residential
Fronting: West
Acres: 46.000
IrreguSqFt:
Seasonal:

Directions/Remarks

Directions: From Highway 15 at Portland turn left onto Old Kingston Rd and follow to Pin 4420. From Highway 15 coming from Smiths Falls direction turn right onto Briton Houghton Bay Rd then turn left on Old Kingston Rd and follow to Pin 4420.

Public Remarks: Are you looking for a spacious home with acreage? You will want to check out this newer 3 bed 3 bath home (just recently freshly painted throughout) on approx. 46 acres on a hard surfaced township road not far from the village of Portland & Big Rideau Lake. You will see this homes unique features as soon as you come to the front door. On the main floor you will find a large kitchen with access to the single attached garage + workshop / storage, 2 pc bath & a large living/dining room with wood burning fireplace & access to the back patio & large yard. Upstairs there is an excellent size family room which is open to the office area as well as laundry. At one end is the huge master bedroom with a lovely 4pc ensuite bath. At the other end there is a separate rec room / sitting area & 2 more very generous sized bedrooms with radiant in floor heating in this area. Perth and Smiths Falls are only 15-20 min away. This is a very beautiful area & property! Book your personal tour today!

Property Information

Style:	Detached	Type:	2 Storey	Total Beds:	3	Total Baths:	3
Builder:		Model:	1	Beds AG:	3	FB/PR Bths:	2/1
Year Built:	2015/Approx	#Gar:	1	Beds BG:	0	Ensuites:	1
Parking Desc:	1 Garage Attached			#Cover:	1	Total Park:	10
Heat Desc:	Forced Air, Radiant			Heat Fuel:	Propane, Wood		
Air Conditioning:	Central			Roof:	Asphalt Shingle		
Water Supply:	Drilled Well			# FP:	1	FP Fuel:	Wood
Exterior Finish:	Siding			Sewer:	Septic Installed		
Foundation:	Block			Construction:			
Basement Desc:	Low			Basement Dev:	Unfinished		
Floor Covering:	Laminate, Tile			Fire Retrofit:			
Site Influences:	Acreage, Hydro, Private, School Bus, Wooded Area						
Neigh Influences:	Highspeed Available, Paved Road, Recreation Nearby, Water Nearby						
Rental Equip:	Propane Tank(s)						
Restrictions:	Easement						

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
KITCH	Main	11 x 23'5"	LVDIN	Main	13 x 21'3"	BATH2	Main		FOYER	Main	6 x 8'4"
MBED	2nd	14'6" x 15'3"	ENS4PC	2nd	6'2" x 13'8"	BEDRM	2nd	12'9" x 13'6"	BEDRM	2nd	12 x 16
FAMRM	2nd	13 x 24'4"	RECRM	2nd	12 x 13'5"	BATH3	2nd	6'7" x 9'8"	DEN	2nd	7'2" x 9'3"

Other Property Information

Assoc/POTL Fee: \$0
Fee Freq: N/A
Taxes/Yr: \$3,203.00/2019
Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage