



**ZACH SHEA**  
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**133 SWAN LANE, Portland K0G 1V0**

**ML#: 1215105**



**Status:** Active  
**Dist/Neigh:** 816- Rideau Lakes (N Crosby) Twp  
**Municipality:** Big Rideau Lake  
**Neigh Name:** 150 ' x 431 '  
**Lot Size:** 150 ' x 431 '  
**Zoning:** Recreational  
**Zoning Desc:** PT LT 2-3 CON 1 NORTH CROSBY PT 3 28R5984 T/W LR211955; RIDEAU LAKES  
**Legal Desc:** PT LT 2-3 CON 1 NORTH CROSBY PT 3 28R5984 T/W LR211955; RIDEAU LAKES

**List Price:** \$899,900  
**Sub Type:** Residential  
**Fronting:** Northwest  
**# Acres:** 1.500  
**SqFt:**  
**Seasonal:**

Directions/Remarks

**Directions:** From Narrows Lock Rd turn onto Swan Lane - Follow to Pin #133 (on right).

**Public Remarks:** Welcome to 133 Swan Lane on Big Rideau Lake! This 6-bedroom home is situated on a nicely treed lot giving you lots of privacy and a view of quiet, Hudson Bay. On the main level you will find an open concept kitchen, living, and dining making it the perfect spot for entertaining. There is also a bedroom and bathroom. Upstairs includes another bath as well as 3 more bedrooms with the master including a screened in porch. Fully finished basement with a large rec. room as well as 2 more bedrooms. Everything you could ask for outside including: detached garage (24' x 40'), firepit, large U-shaped dock, 3 screened gazebos (one includes a hottub), outdoor shower, sprinkler system, and 5 bunkies! Each bunkie is insulated with heat and A/C. This is a must see property so call today to book your private viewing!

Property Information

<b>Style:</b>	Detached	<b>Type:</b>	2 Storey	<b>Total Beds:</b>	6	<b>Total Baths:</b>	2
<b>Builder:</b>		<b>Model:</b>		<b>Beds AG:</b>	4	<b>FB/PR Bths:</b>	2/0
<b>Year Built:</b>	2001/Approx	<b>#Gar:</b>	2	<b>Beds BG:</b>	2	<b>Ensuites:</b>	1
<b>Parking Desc:</b>	1 Garage Detached, Open			<b>#Cover:</b>	0	<b>Total Park:</b>	8
<b>Heat Desc:</b>	Forced Air			<b>Heat Fuel:</b>	Propane		
<b>Air Conditioning:</b>	Central			<b>Roof:</b>	Asphalt Shingle		
<b>Water Supply:</b>	Drilled Well			<b># FP:</b>	1	<b>FP Fuel:</b>	Wood
<b>Exterior Finish:</b>	Vinyl			<b>Sewer:</b>	Septic Installed		
<b>Foundation:</b>	Poured Concrete			<b>Construction:</b>			
<b>Basement Desc:</b>	Full			<b>Basement Dev:</b>	Fully Finished		
<b>Floor Covering:</b>	Carpet Wall To Wall, Ceramic, Laminate			<b>Fire Retrofit:</b>	N/A		
<b>Appliances Incl:</b>	Dishwasher, Dryer, Microwave/Hood Fan, Refrigerator, Stove, Washer						
<b>Feat/Equip Incl:</b>	Hot Tub, Wood Stove						
<b>Site Influences:</b>	Hydro, Lakefront, Lakeview, Waterfront						
<b>Neigh Influences:</b>	Golf Nearby, Highspeed Available, Water Nearby						
<b>Rental Equip:</b>	Furnace, A/C, Hot Water Tankless, Alarm System						

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>
KITCH	Main	9'1" x 9'7"	LIVRM	Main	14'7" x 15'8"	DINRM	Main	8'6" x 9'7"	BEDRM	Main	12'7" x 8'11"
BATH3	Main		MBED	2nd	26'5" x 11'9"	BEDRM	2nd	10'3" x 10'3"	BEDRM	2nd	11'5" x 8'10"
BATH4	2nd		RECRM	Lower	20'9" x 18'	BEDRM	Lower	12'9" x 8'6"	BEDRM	Lower	11'6" x 8'10"

Other Property Information

**Assoc/POTL Fee:** \$100  
**Fee Freq:** Annual  
**Multimedia URL:** <https://youtu.be/a-H9XbDCNs4>  
**Taxes/Yr:** \$4,715.00/2019  
**Assmt/Yr:**  
**Survey/Yr:**

Office Information

**List Office #1:** RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

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