



2020-01-20

133 SWAN LANE, Portland KOG 1V0

ML#: 1179345

New Listing!



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

List Price: \$1,069,000
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

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