



**SCOTT BURNS**  
 Broker Of Record  
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07-Sep-2020

20 WATER STREET, Portland K0G 1V0

ML#: 1209121

**New Listing!**



**Status:** Active  
**Dist/Neigh:** 818- Rideau Lakes (Bastard) Twp  
**Municipality:**  
**Neigh Name:** Portland  
**Lot Size:** 60' x 120'  
**Zoning:**  
**Zoning Desc:** Residential  
**Legal Desc:** PT CAMBELL'S ORCHARD PL 27 AS IN LR303308; RIDEAU LAKES

**List Price:** \$329,000  
**Sub Type:** Residential  
**Fronting:** South  
**# Acres:**  
**SqFt:**  
**Seasonal:**

Directions/Remarks

**Directions:** From Smiths Falls on Highway 15 turn onto Colbourne St into the village of Portland then right onto Cambell St then left onto Water St. From Kingston on Highway 15 turn left onto Colbourne St then left onto Queen St then right onto Water St.

**Public Remarks:** Nice brick triplex in the quaint village of Portland with a view and only steps away from Big Rideau Lake. This triplex has two 2-bedroom apartments (one on the main floor and the other upstairs) as well as an attached 1 1/2 storey 1-bedroom apartment. The 1-bedroom unit is currently vacant while the other two have long time tenants in them. All units have separate hydro meters and pay their own utilities. One car outdoor parking space for each unit. Metal roof was put on in 2007. Hanna Park is right across the road and the Portland beach is a very short walk. Walking distance to all village amenities such as the bank (RBC), post office, liquor store, grocery store, community centre, church etc. Live in one unit and rent the other two out if you wish. Note: The interior pictures shown are just of the currently vacant 1-bedroom unit only. Contact the listing Brokers for a break down of the current / potential gross rental revenue and approx. property expenses.

Property Information

<b>Style:</b>	Detached	<b>Type:</b>	Other	<b>Total Beds:</b>	5	<b>Total Baths:</b>	4
<b>Builder:</b>		<b>Model:</b>		<b>Beds AG:</b>	5	<b>FB/PR Bths:</b>	4/0
<b>Year Built:</b>	1903/Approx	<b>#Gar:</b>	0	<b>Beds BG:</b>	0	<b>Ensuites:</b>	1
<b>Parking Desc:</b>	Gravel			<b>#Cover:</b>	0	<b>Total Park:</b>	3
<b>Heat Desc:</b>	Baseboard			<b>Heat Fuel:</b>	Electricity		
<b>Air Conditioning:</b>	None			<b>Roof:</b>	Metal		
<b>Water Supply:</b>	Drilled Well			<b># FP:</b>		<b>FP Fuel:</b>	
<b>Exterior Finish:</b>	Brick			<b>Sewer:</b>	Septic Installed		
<b>Foundation:</b>	Stone			<b>Construction:</b>			
<b>Basement Desc:</b>	Crawl			<b>Basement Dev:</b>	Unfinished		
<b>Floor Covering:</b>	Hardwood, Mixed, Vinyl			<b>Fire Retrofit:</b>	N/A		
<b>Appliances Incl:</b>	Refrigerator, Stove						
<b>Site Influences:</b>	Hydro						
<b>Neigh Influences:</b>	Golf Nearby, Paved Road, 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	Other	6'8" x 17'3"	LIVRM	Other	10'6" x 14'5"	DINRM	Other	7'6" x 11'10"	BATH3	Other	
BEDRM	Other	9'9" x 16'5"	ENS3PC	Other		KITCH	Main	11 x 16'9"	LIVRM	Main	13 x 16
BEDRM	Main	13 x 14	BEDRM	Main	9'4" x 10'6"	BATH4	Main		KITCH	2nd	7'9" x 17
LIVRM	2nd	14'5" x 18'8"	BEDRM	2nd	10'4" x 10'4"	BEDRM	2nd	9'6" x 12'3"	BATH4	2nd	

Other Property Information

**Assoc/POTL Fee:** \$0  
**Fee Freq:** N/A  
**Taxes/Yr:** \$1,898.00/2020  
**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:**