



SCOTT BURNS
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07-Sep-2020

2766 HIGHWAY 15 HIGHWAY, Portland K0G 1V0

ML#: 1209139

New Listing!



Status: Active
Dist/Neigh: 818- Rideau Lakes (Bastard) Twp
Municipality: Portland
Neigh Name: 99 ' x 200 '
Lot Size: 99 ' x 200 '
Zoning: Residential
Zoning Desc: Residential
Legal Desc: PT LT 20 CON 3 BASTARD AS IN LR334530; RIDEAU LAKES

List Price: \$289,000
Sub Type: Residential
Fronting: South
Acres:
SqFt:
Seasonal:

Directions/Remarks

Directions: Take Highway 15 to the Village of Portland and follow to Pin #2766.

Public Remarks: Good income property with this up and down bungalow duplex in the lovely village of Portland. Village setting and walking distance to all amenities, but yet the lot has a country feel with its large private yard, detached garage and gazebo. The main level boasts a good sized 2-bedroom apartment with a front deck/entrance while the lower level has a spacious 1-bedroom apartment with ensuite bath with an enclosed porch/entrance. There is shared laundry room for the two units. You could purchase as an income property or live in one unit and rent out the other to offset expense or you could revert back to a single family home. Only a couple minute walk to Big Rideau Lake, public beach and boat launch, docking etc. Note: The interior pictures shown are just of the lower level 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

Style:	Detached	Type:	Bungalow(1 Story)	Total Beds:	3	Total Baths:	2
Builder:		Model:		Beds AG:	2	FB/PR Bths:	2/0
Year Built:	1973/Approx	#Gar:	1	Beds BG:	1	Ensuites:	1
Parking Desc:	1 Garage Detached, Additional Parking Available, Gravel			#Cover:	1	Total Park:	6
Heat Desc:	Baseboard			Heat Fuel:	Electricity		
Air Conditioning:	None			Roof:	Metal		
Water Supply:	Drilled Well			# FP:		FP Fuel:	
Exterior Finish:	Aluminum			Sewer:	Septic Installed		
Foundation:	Block			Construction:			
Basement Desc:	Full			Basement Dev:	Fully Finished		
Floor Covering:	Ceramic, Hardwood, Laminate			Fire Retrofit:	N/A		
Appliances Incl:	Refrigerator, Stove						
Site Influences:	Highway Access, Hydro, School Bus						
Neigh Influences:	Highspeed Available, Paved Road, Recreation Nearby, Water Nearby						
Rental Equip:	None						

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
KITCH	Main	8 x 9'8"	LIVRM	Main	15 x 23'5"	BEDRM	Main	9'8" x 11'6"	BEDRM	Main	9'8" x 11'6"
BATH4	Main		KITCH	Lower	8 x 9'2"	LIVRM	Lower	14 x 19	BEDRM	Lower	10'6" x 15'7"
ENS4PC	Lower		LAUND	Lower							

Other Property Information

Assoc/POTL Fee: \$0
Fee Freq: N/A
Taxes/Yr: \$1,478.00/2020
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: