



**STEVE WELLS**  
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23-Mar-2021

19 COLBORNE STREET, Portland K0G 1V0

ML#: 1232276

New Listing!



**Status:** Active  
**Dist/Neigh:** 818- Rideau Lakes (Bastard) Twp  
**Municipality:** Rideau Lakes  
**Neigh Name:** 59 ' x 119 '  
**Lot Size:** 59 ' x 119 '  
**Zoning:** RESIDENTIAL  
**Zoning Desc:** RESIDENTIAL  
**Legal Desc:** LT 7 S/S Perth St PL 27 S/T INTEREST IN LR316064 S/T EXECUTION 08-0000279 IF ENFORCABLE RIDEU LAKES

**List Price:** \$199,000  
**Sub Type:** Residential  
**Fronting:** North  
**# Acres:**  
**SqFt:**  
**Seasonal:**

Directions/Remarks

**Directions:** Highway 15 to Portland, turn on to Colborne St and follow to pin #19.

**Public Remarks:** "Country roads, take me home". Located in village of Portland....a fantastic spot to call home. One block from Big Rideau Lake. 3 bedroom 2 bath rustic home with all the country charm you've been looking for. Nice flat landscaped lot, centrally located approx. 20 min to Smiths Falls, 40 min to Kingston & 1 hour & 10 minutes to Ottawa. Portland boasts a variety of essential services including: high speed internet, Doctors office, Pharmacy, LCBO just to mention a few! Not sure about leaving the city? Lots to do to keep you busy such as several golf courses, including Brittany & Brooke Henderson's home course, walking trails, flea markets & of course all water activities: fishing, boating, swimming, water sports etc. In the winter, Portland hosts Skate the Lake, as well as miles of skidoo trails & outdoor skating rinks. No conveyance of any written offers until 4:00 pm on March 30th, 2021. All written offers must be emailed to the listing agent no later than 3:00 pm on March 30th, 2021.

Property Information

<b>Style:</b>	Detached	<b>Type:</b>	1 1/2 Storey	<b>Total Beds:</b>	3	<b>Total Baths:</b>	2
<b>Builder:</b>		<b>Model:</b>		<b>Beds AG:</b>	3	<b>FB/PR Bths:</b>	1/1
<b>Year Built:</b>	Unknown	<b>#Gar:</b>	0	<b>Beds BG:</b>	0	<b>Ensuites:</b>	0
<b>Parking Desc:</b>	Surfaced			<b>#Cover:</b>	0	<b>Total Park:</b>	4
<b>Heat Desc:</b>	Forced Air			<b>Heat Fuel:</b>	Oil, 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>	Gas
<b>Exterior Finish:</b>	Siding			<b>Sewer:</b>	Septic Installed		
<b>Foundation:</b>	Block, Stone			<b>Construction:</b>			
<b>Basement Desc:</b>	Cellar			<b>Basement Dev:</b>	Unfinished		
<b>Floor Covering:</b>	Hardwood, Laminate, Softwood			<b>Fire Retrofit:</b>	N/A		
<b>Appliances Incl:</b>	Dryer, Refrigerator, Stove, Washer						
<b>Feat/Equip Incl:</b>	Drapes, Hot Water Tank, Storage Shed, Window Blinds						
<b>Site Influences:</b>	Flat Site, Fully Serviced, Patio, Screened Porch						
<b>Neigh Influences:</b>	Golf Nearby, Highspeed Available, Recreation Nearby, Water Nearby						
<b>Rental Equip:</b>	N/A						

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
KITCH	Main	18' x 16'6"	DINRM	Main	20' x 12'6"	LIVRM	Main	15' x 12'	HOBBOY	Main	20' x 18'
EPRCH	Main	20' x 8'	PRBED	2nd	18' x 17'	BEDRM	2nd	12' x 10'	BEDRM	2nd	9'6" x 8'6"
BATH4	Main	15' x 6'3"	BATH4	2nd	9'6 x 8'6"	OTHER	2nd	15'6" x 7'6"			

Other Property Information

**Assoc/POTL Fee:** \$0  
**Fee Freq:** N/A  
**Taxes/Yr:** \$1,388.00/2021  
**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:**