



SCOTT BURNS
 Broker Of Record
 RIDEAU REALTY LIMITED, Brokerage
 scott@rideaurealty.ca
 http://www.rideaurealty.ca



203 MP2 ROAD, Portland K0G 1V0

ML#: 1238287



Status: **Active**
 Dist/Neigh: **818- Rideau Lakes (Bastard) Twp**
 Munic: **MILL POND**
 Neigh Name: **MILL POND**
 Lot Size: **70' x 193' Irregular**
 Zoning: **Vacant Res/Rec**
 Zoning Desc: **Vacant Res/Rec**
 SubDiv:
 Legal: **PT LT 6 CON 2 SOUTH BURGESS AS IN LR331217; T/W LR331217; RIDEAU LAKES**

List Price: **\$149,000**
 Type: **Waterfront Lot**
 Sale/Lse:
 Fronting: **West**
 # Acres: **0.343**
 # Lots:
 Master:

Directions/Remarks

Directions: **From Highway 15 turn onto Briton Houghton Bay Road then turn right onto MP2 and follow to PIN #203.**

Public Remarks: **Welcome to this hidden gem in Rideau Lakes known as the MILL POND! This is a nice lot with amazing westerly views of the peaceful & serene Mill Pond. Go canoeing or kayaking or hop in your boat and go for a tour to enjoy the fantastic scenery. There is currently a 26' trailer on the property along with a gazebo, dock & a storage shed/outhouse (all stay with the property). Hydro is already in place as well as lake drawn water. It gets even better: this lot is only a short walk to the Mill Pond Conservation Area which has 6Km of forested trails. Hike through the Conservation Area & stop for a picnic in the sugar bush or the covered picnic shelter. This beautiful Conservation Area provides year-round beauty just waiting to be explored. Your affordable waterfront oasis is ready to enjoy as it is or you could look into possible future development. Viewings by appointment only. No pre-emptive offers will be considered & no conveyance of any written offers until 3:00 pm on May 3rd, 2021.**

Property Details

Current Use:
 Building Permit:
 Develop Status:
 Convenants:
 Water Supply: **Lake Intake**
 Lot Improve:
 Site Influences: **Gazebo, Lakefront, Treed Lot, Waterfront**
 Neigh Influences: **Golf Nearby, Recreation Nearby, Water Nearby**
 Restrictions: **Right Of Way**

Road Surface:
 Area:
 Sewer: **None**
 Power:

Lot Type: **Waterfront Lot**
 Road Access:

Other Property Information

Assoc/POTL Fee: **\$0** **N/A** Taxes/Yr: **\$1,258.00/2020**
 Assmt/Yr: Survey/Yr:

Office Information

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