



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



**6 BUTTERCUP LANE, Portland K0G 1V0**

**ML#: 1237062**



**Status:** Active  
**Dist/Neigh:** 819- Rideau Lakes (S Burgess) Twp  
**Municipality:**  
**Neigh Name:** Big Rideau Lake  
**Lot Size:** 152' x 174'  
**Zoning:**  
**Zoning Desc:** Seasonal  
**Legal Desc:** Pt Lt 8 Conc 2 South Burgess as in LR109494, S/T & T/W LR109494; Rideau Lakes

**List Price:** \$799,000  
**Sub Type:** Residential East  
**Fronting:**  
**# Acres:**  
**IrreglSqFt:**  
**Seasonal:**

**Directions/Remarks**

**Directions:** From Highway 15 turn onto Briton Houghton Bay Road then turn left on McEwen Road, then turn left onto Buttercup Lane and follow to #6. (property address formerly known as 1233 R12).

**Public Remarks:** This is a special cottage property on Big Rideau Lake with plenty of room for the whole family. You may only find one or two of these rare features in most cottage properties but this one has it all. How about a beautiful cottage with 4 large bedrooms (sleeps 9), 2 baths & the entire cottage has been fully renovated. Sunken living area with a cozy wood stove & an amazing screened in area where you are sure to spend a lot of time. How about a boathouse with a fantastic roof top deck to enjoy the incredible views and deep waterfront for excellent swimming, boating etc. How about a separate building with a bunkie in one half (sleeps 2) & a laundry room in the other half. How about a separate garage good for storage along with a great circular driveway & a large level yard for the kids & adults to play. There is even a kids zip line from the bunkie down to the garage. Don't miss out on this one! No pre-emptive offers & no conveyance of offers until 1:00 pm on April 26th as per form 244.

**Property Information**

<b>Style:</b>	Detached	<b>Type:</b>	Bungalow(1 Storey)	<b>Total Beds:</b>	4	<b>Total Baths:</b>	2
<b>Builder:</b>		<b>Model:</b>		<b>Beds AG:</b>	4	<b>FB/PR Bths:</b>	2/0
<b>Year Built:</b>	Unknown	<b>#Gar:</b>	1	<b>Beds BG:</b>	0	<b>Ensuites:</b>	1
<b>Parking Desc:</b>	1 Garage Detached, Gravel			<b>#Cover:</b>	1	<b>Total Park:</b>	6
<b>Heat Desc:</b>	Baseboard, Wood Plus			<b>Heat Fuel:</b>	Electricity, Wood		
<b>Air Conditioning:</b>	Wall Unit			<b>Roof:</b>	Asphalt Shingle		
<b>Water Supply:</b>	Lake Intake			<b># FP:</b>	1	<b>FP Fuel:</b>	Wood
<b>Exterior Finish:</b>	Wood			<b>Sewer:</b>	Septic Installed		
<b>Foundation:</b>	None			<b>Construction:</b>			
<b>Basement Desc:</b>	None			<b>Basement Dev:</b>	None (No Basement)		
<b>Floor Covering:</b>	Carpet W/W & Mixed, Laminate, Tile			<b>Fire Retrofit:</b>	N/A		
<b>Appliances Incl:</b>	Dryer, Microwave/Hood Fan, Stove, Washer, 2 Fridges						
<b>Feat/Equip Incl:</b>	Window Blinds, Wood Stove						
<b>Site Influences:</b>	BoatHouse, Hydro, Lakefront, Partially Landscaped, Treed Lot, Waterfront						
<b>Neigh Influences:</b>	Golf Nearby, Recreation Nearby, Shopping Nearby, Water Nearby						
<b>Exclusions:</b>	Contact Listing Broker for list of Exclusions.						
<b>Rental Equip:</b>	None						

**Room Information**

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
KITCH	Main	9'10" x 11'4"	DINRM	Main	9'6" x 11'4"	LIVRM	Main	13'4" x 16'6"	PRBED	Main	7'1" x 17'4"
ENS3PC	Main		BEDRM	Main	9'6" x 16	BEDRM	Main	9'2" x 11'2"	BEDRM	Main	11 x 13
BATH4	Main		PORCH	Main	11 x 14						

**Other Property Information**

**Assoc/POTL Fee:** \$150  
**Fee Freq:** Annual  
**Taxes/Yr:** \$4,205.00/2021  
**Assmt/Yr:**  
**Survey/Yr:**

**Office Information**

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

All rights reserved. Information herein deemed reliable but not guaranteed.