



STEVE WELLS
Salesperson
RIDEAU REALTY LIMITED, Brokerage
steve@rideaurealty.ca
Office Ph: 613-272-5000

27-Apr-2021

3716 R37 ROAD, Portland K0G 1V0

ML#: 1238036

New Listing!



Status: Active
Dist/Neigh: 818- Rideau Lakes (Bastard) Twp
Municipality: Big Rideau Lake
Neigh Name: 240 ' x 235 '
Lot Size: 240 ' x 235 '
Zoning: RESIDENTIAL
Zoning Desc: RESIDENTIAL
Legal Desc: PT LT 20 CON 2 BASTARD AS IN LR335548 T/W LR335548;RIDEAU LAKES

List Price: \$1,299,000
Sub Type: Residential
Fronting: West
Acres:
IrreguSqFt:
Seasonal:

Directions/Remarks

Directions: From Highway 15 turn onto Cove Road, right onto R37 and follow to pin#3716.

Public Remarks: Pristine! Spectacular! Amazing! Approx 240 FT of waterfront located on Big Rideau Lake. Nestled on a private road just outside village of Portland is a fantastic 2 + 2 bedroom, 4 season home + boathouse. Gentle slope to the water to enjoy swimming, fishing & boating. Located just 35 minutes to Kingston & Brockville (1 1/4 hour from Ottawa). Newer updates to the home including windows, doors & flooring. Walkout lower level takes you to new stone patio with custom fire pit. Oversized deck facing the water (24' X16') great for BBQ, entertaining or simply to take in the views. Truly turn key home is move in ready. Open concept kitchen (stainless steel appliances) & dining area as all rooms flow effortlessly together. Main floor laundry, generous sized bedrooms, lots of storage space...truly must be seen to be appreciated! High speed available! Offers to be presented at 4:00 pm on May 4th, 2021 however the seller reserves the right to review and accept pre-emptive offers.

Property Information

Style:	Detached	Type:	Bungalow(1 Storey)	Total Beds:	4	Total Baths:	2
Builder:		Model:		Beds AG:	2	FB/PR Bths:	2/0
Year Built:	Unknown	#Gar:	0	Beds BG:	2	Ensuites:	0
Parking Desc:	Gravel			#Cover:	0	Total Park:	8
Heat Desc:	Forced Air			Heat Fuel:	Propane		
Air Conditioning:	Central			Roof:	Asphalt Shingle		
Water Supply:	Drilled Well			# FP:	2	FP Fuel:	Gas
Exterior Finish:	Vinyl			Sewer:	Septic Installed		
Foundation:	Block			Construction:			
Basement Desc:	Full			Basement Dev:	Fully Finished		
Floor Covering:	Hardwood, Laminate			Fire Retrofit:	N/A		
Appliances Incl:	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer						
Feat/Equip Incl:	Satellite Dish, Smoke Detector, Storage Shed, Window Blinds						
Site Influences:	BoatHouse, Lakefront, Private, Waterfront						
Neigh Influences:	Golf Nearby, Highspeed Available, Recreation Nearby, Water Nearby						
Rental Equip:	Propane Tanks						

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
KITCH	Main	20' x 15'	DINRM	Main	10' x 15'4"	LIVRM	Main	20' x 11'	PRBED	Main	17' x 15'
BEDRM	Main	12' x 10'	BEDRM	Lower	15' x 11'	BEDRM	Lower	15' x 11'	FAMRMFP	Lower	21' x 16'4"
GAMES	Lower	22' x 21'	FOYER	Main	12' x 8'9"	LAUND	Main	11'4" x 7'2"	UTIL	Lower	7'3" x 7'3"
STORE	Lower	8'6" x 6'8"	STORE	Lower	24' x 5'5"	FBATH	Main	12'2" x 10'3"	FBATH	Lower	8'2" x 7'6"

Other Property Information

Assoc/POTL Fee: \$250
Fee Freq: Annual
Multimedia URL: <https://tours.andrewkizell.com/1821742>

Taxes/Yr: \$4,555.00/2021
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:

All rights reserved. Information herein deemed reliable but not guaranteed. Generated on 04/27/2021 2:44:56 PM

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