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11-Aug-2021

2800 HIGHWAY 15 HIGHWAY, Portland K0G 1V0

ML#: 1256216

New Listing!



Status: Active
Dist/Neigh: 818- Rideau Lakes (Bastard) Twp
Municipality: Portland
Neigh Name: Portland
Lot Size: 293' x 134'
Zoning: Residential
Zoning Desc: TBD
Possession: TBD
Legal Desc: PT LT 18 CON 3 BASTARD AS IN LR262516; S/T INTEREST IN LR196520; RIDEAU LAKES

List Price: \$379,000
Sub Type: Residential
Fronting: West
Acres:
Seasonal:

Directions/Remarks

Directions: Hwy 15 to Portland see realtor sign at 2800 Hwy 15.

Public Remarks: Great location!! Your front door looks across to Big Rideau Lake. This 2 plus 3 bedroom home has lots of space and tons of storage. Lovely landscaped lot with beautiful gardens. Partially fenced in back yard, very private and only 40 minutes from Kingston. Separate 1 car garage (with electricity) and additional storage shed. House is located across street from conservation area and has 3 public boat launches and a public beach all within 3 minutes. This home is solid just needs fresh paint, upgrades to flooring etc. Propane stove is used mostly to heat whole home and has base board electricity as back up. Come enjoy life near the lake. No conveyance of any offers until 4:00 pm on August 19th, 2021.

Property Information

| | | | | | | | |
|--------------------------|---|---------------|----------|-----------------------|----------------------|---------------------|-----|
| Style: | Detached | Type: | 2 Storey | Total Beds: | 5 | Total Baths: | 2 |
| Builder: | | Model: | | Beds AG: | 2 | FB/PR Bths: | 1/1 |
| Year Built: | Unknown | #Gar: | 1 | Beds BG: | 3 | Ensuites: | 0 |
| Parking Desc: | 1 Garage Detached | | | #Cover: | 1 | Total Park: | 8 |
| Heat Desc: | Baseboard | | | Heat Fuel: | Electricity, Propane | | |
| Air Conditioning: | Wall Unit | | | Roof: | Asphalt Shingle | | |
| Water Supply: | Drilled Well | | | # FP: | 1 | FP Fuel: | Gas |
| Exterior Finish: | Siding | | | Sewer: | Septic Installed | | |
| Foundation: | Preserved Wood | | | Construction: | | | |
| Basement Desc: | Full | | | Basement Dev: | Partly Finished | | |
| Floor Covering: | Mixed | | | Fire Retrofit: | N/A | | |
| Appliances Incl: | Built/In Oven, Dishwasher, Dryer, Freezer, Microwave, Refrigerator, Stove | | | | | | |
| Feat/Equip Incl: | Auto Garage Door Opener, Gas Stove(s), Drapes, Window Blinds | | | | | | |
| Site Influences: | Deck, Family Oriented, Partially Landscaped | | | | | | |
| Neigh Influences: | Golf Nearby, Playground Nearby, Water Nearby | | | | | | |
| Rental Equip: | propane tank(s) | | | | | | |

Room Information

| Rm Type | Level | Dimensions | Rm Type | Level | Dimensions | Rm Type | Level | Dimensions | Rm Type | Level | Dimensions |
|---------|-------|------------|---------|-------|--------------|---------|-------|--------------|---------|-------|------------|
| LIVRM | Main | 26' x 14' | KITCH | Main | 10'2" x 9'3" | PRBED | 2nd | 13' x 12' | BEDRM | 2nd | 10'2" x 9' |
| BEDRM | Lower | 12'6" x 8' | BEDRM | Lower | 12'6" x 7'6" | BEDRM | Lower | 12'6" x 7'6" | LAUND | Main | 11' x 7'6" |
| WKSHP | Lower | 24' x 20' | BATH4 | Main | 7'6" x 6'2" | BATH3 | 2nd | 7' x 5'6" | | | |

Other Property Information

Assoc/POTL Fee: \$0
Fee Freq: N/A
Taxes/Yr: \$1,926.00/2021
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:

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