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7 STATION ROAD, Portland K0G 1V0

ML#: 1307030

New Listing!



Status: Active
Dist/Neigh: 818- Rideau Lakes (Bastard) Twp
Municipality: Rideau Lakes Twp
Neigh Name: Rideau Lakes
Lot Size: 126' x 110'
Zoning:
Zoning Desc: Rural Residential
Possession: TBD
Legal Desc: BAST CON 3 PT LOT 19

List Price: \$334,900
Sub Type: Residential
Fronting: Northeast
Acres:
Seasonal: No

Directions/Remarks

Directions: Hwy 15 to Portland - to Station Road to #7

Public Remarks: The village of Portland on the Big Rideau - the lake is so close you can see it from the driveway! This 1 owner 3+ bedroom home is situated in a lovely rural neighbourhood. Enjoy the private yard (hedged to one side, open field to the other) - with it's deck, solarium, workshop and garage (with storage loft). Inside you will appreciate all the solid wood trim, mouldings and doors - the spacious living room with fireplace - the 2 full baths - the extra main floor den/bedroom. There is a rec room, laundry area and utility room in the basement. Electricity in both outbuildings - efficient propane fired H/W radiant heat (new boiler 2021). Village amenities include health centre, pharmacy, restaurants, LCBO, beach - plus a boat launch to the Rideau System. Close to Perth & Smiths Falls - 45 minutes to Kingston -1 hr + to Ottawa. So much potential!

Property Information

| | | | |
|---|-----------------------|--------------------------------------|------------------------|
| Style: Detached | Type: 2 Storey | Total Beds: 3 | Total Baths: 2 |
| Builder: | Model: | Beds AG: 3 | FB/PR Bths: 2/0 |
| Year Built: 1955/Approx | #Gar: 1 | Beds BG: 0 | Ensuites: 0 |
| Parking Desc: 1 Garage Detached | | #Cover: 1 | Total Park: 3 |
| Heat Desc: Hot Water | | Heat Fuel: Propane | |
| Air Conditioning: None | | Roof: Asphalt Shingle | |
| Water Supply: Drilled Well | | # FP: 1 | FP Fuel: Wood |
| Exterior Finish: Vinyl | | Sewer: Septic Installed | |
| Foundation: Stone | | Construction: Frame | |
| Basement Desc: Full | | Basement Dev: Partly Finished | |
| Floor Covering: Carpet Wall To Wall, Laminate, Vinyl | | Fire Retrofit: N/A | |
| Appliances Incl: Dryer, Refrigerator, Stove, Washer | | | |
| Feat/Equip Incl: Ceiling Fan, Hot Water Tank | | | |
| Site Influences: Landscaped, School Bus | | | |
| Neigh Influences: Highspeed Available | | | |
| Rental Equip: Propane Tanks | | | |

Room Information

| Rm Type | Level | Dimensions | Rm Type | Level | Dimensions | Rm Type | Level | Dimensions | Rm Type | Level | Dimensions |
|---------|-------|------------|---------|-------|-------------|---------|-------|-------------|---------|-------|------------|
| KITCH | Main | 12 x 9.5 | DINRM | Main | 10 x 9 | LIVRMFP | Main | 24 x 14.3 | BATH3 | Main | 5.9 x 6.3 |
| DEN | Main | 10 x 8 | BEDRM | 2nd | 21.6 x 8.10 | BEDRM | 2nd | 10.6 x 9.6 | BEDRM | 2nd | 11.8 x 8.6 |
| BATH4 | 2nd | 6.8 x 4.9 | RECRM | Bsmt | 11 x 8.5 | SOLAR | Main | 12.3 x 8.10 | | | |

Other Property Information

Assoc/POTL Fee: \$0
Fee Freq: N/A
Taxes/Yr: \$1,548.00/2022
Assmt/Yr:
Survey/Yr: 2013

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

FD:
DOM: 0
SRD:
PR:
SD:
CD:
SP: