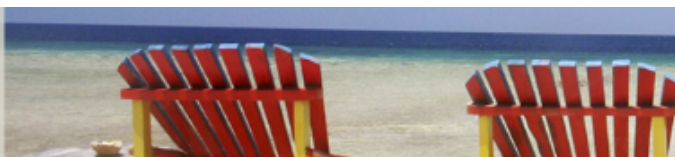




SCOTT BURNS
 Broker Of Record
 RIDEAU REALTY LIMITED , Brokerage
 scottburnsrealty@gmail.com
 http://www.rideaurealty.ca



14 POLK CRESCENT, Portland K0G 1V0

ML#: 1311400



Status: Active
Dist/Neigh: 818- Rideau Lakes (Bastard) Twp
Municipality: Rideau Lakes
Neigh Name: 186 ' x 355 '
Lot Size: Irregu
Zoning: Residential
Zoning Desc: TBD
Possession: PT LT 18 CON 3 BASTARD PT 8 28R3588; RIDEAU LAKES
List Price: \$699,000
Sub Type: Residential
Fronting: East
Acres: 1.310
Seasonal:

Directions/Remarks

Directions: From Highway 15 in Portland turn onto Station Road, left onto Polk Cres and follow to pin #14.

Public Remarks: What a great location! Walking distance to the village of Portland, Big Rideau Lake including public boat launch / beach & also easy quick access to the Cataragui Trail. Boat, swim, canoe/kayak, great fishing, hiking, mountain biking, cross country skiing, snowmobiling: all steps from your front door. This beautiful one level bungalow that sits on over 1.3 acres includes gorgeous perennial gardens & your very own wooded area complete with walking path at the back of the property. Paved township road leads to your large paved driveway & attached double garage. Private back yard with a large deck with a gazebo & all deck furniture which will stay with the property. Home features 2 bedrooms (could easily be 3 or 4 the way this home is designed), 2 full baths including ensuite & stunning hardwood floors throughout. So much closet / storage space in this one, & fibre internet! Even comes with John Deere riding lawn mower, snow blower & trailer all included! What a place to call home!

Property Information

Style: Detached	Type: Bungalow(1 Storey)	Total Beds: 2	Total Baths: 2
Builder:	Model:	Beds AG: 2	FB/PR Bths: 2/0
Year Built: 1993/Approx	#Gar: 2	Beds BG: 0	Ensuites: 1
Parking Desc: 2 Garage Attached		#Cover: 2	Total Park: 6
Heat Desc: Forced Air, Wood Plus		Heat Fuel: Propane, Wood	
Air Conditioning: Central		Roof: Asphalt Shingle	
Water Supply: Drilled Well		# FP:	FP Fuel:
Exterior Finish: Vinyl		Sewer: Septic Installed	
Foundation: Block		Construction:	
Basement Desc: Crawl		Basement Dev: None (No Basement)	
Floor Covering: Hardwood		Fire Retrofit: N/A	
Appliances Incl: Dishwasher, Dryer, Hood Fan, Refrigerator, Stove, Washer			
Feat/Equip Incl: Ceiling Fan, Central/Built-In Vacuum, Hot Water Tank, Storage Shed, Water Treatment, Whirlpool Bath, Window Blinds, Wood Stove			
Site Influences: Deck, Hydro, Landscaped, Recreational, School Bus			
Neigh Influences: Highspeed Available, Paved Road, Recreation Nearby, Water Nearby			
Rental Equip: Alarm System, Propane Tanks			

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
KITCH	Main	9' x 13'6"	LIVRM	Main	16'6" x 18'6"	DINRM	Main	12'4" x 18'2"	EATNG	Main	8'6" x 12'
FAMRM	Main	11' x 21'	PRBED	Main	10'5" x 15'	ENS3PC	Main		BEDRM	Main	10' x 12'9"
BATH3	Main										

Other Property Information

Assoc/POTL Fee: \$0
Fee Freq: N/A
Multimedia URL: <https://youtu.be/JmHd42Hr9SY>
Taxes/Yr: \$2,370.00/2022
Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

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