



ZACH SHEA
 Broker
 Ph: 613 331-2635
 zachshearealty@gmail.com
 http://www.rideaurealty.ca

3613C NEWBOYNE ROAD, Portland K0G 1V0

ML#: 1383090



Status: Active
Dist/Neigh: 818- Rideau Lakes (Bastard) Twp
Municipality: Portland
Neigh Name: 656.37' x 0' Irregular
Lot Size: 656.37' x 0' Irregular
Zoning: Residential
Zoning Desc: Residential
Possession: TBD
Legal Desc: PT LT 2 CON 3 BASTARD AS IN LR356917 EXCEPT PART 1 ON 28R9134; S/T BA11832, LR173267; TOWNSHIP OF RIDEAU LAKES

List Price: \$825,000
Sub Type: Residential
Fronting: Northwest
Acres: 46.500
Seasonal:

Directions/Remarks

Directions: From Hwy. 15 turn onto County Rd. 5 - Left onto Newboyne Rd. - Follow to Pin # 3613C

Public Remarks: This Net-Zero-Ready eco-certified home sits on 46.5 acres of tranquility in Rideau Lakes between Ottawa and Kingston. The home's design provides incredible energy efficiency and structural integrity. South-facing triple-pane windows, 15" insulated concrete walls (ICF), air-source heat pump and mini-split, ERV whole-house ventilation, and a high-efficiency wood stove. Two cords of wood can heat this home for the winter! The steel-roof panels with 28" overhang block the summer sun yet allow the lower winter sun to heat the insulated concrete floor. Tech-free and cost-free passive-solar heat! The exterior is HardiePlank Fibre Cement Lap Siding. Blending beauty and comfort with functionality: An award-winning orchard with many types of fruit, nuts and radiant perennial flowers, a cold-cellar (ICF), an authentic wood-fired pizza oven, a stunning three-season porch with Sunspace windows, and an insulated 1200 sq/ft garage. If there's such a thing as a smart home. . .THIS IS IT!

Property Information

Style:	Detached	Type:	Bungalow(1 Storey)	Total Beds:	3	Total Baths:	2
Builder:		Model:		Beds AG:	3	FB/PR Bths:	1/1
Year Built:	2016/New	#Gar:	3	Beds BG:	0	Ensuites:	0
Parking Desc:	3+ Garage Detached, Open, Gravel			#Cover:	0	Total Park:	10
Heat Desc:	Heat Pump, Wood Plus			Heat Fuel:	Electricity, Wood		
Air Conditioning:	Heat Pump			Roof:	Metal		
Water Supply:	Drilled Well			# FP:	1	FP Fuel:	Wood
Exterior Finish:	Pressed Fibre Slab			Sewer:	Septic Installed		
Foundation:	Slab			Construction:			
Basement Desc:	None			Basement Dev:	None (No Basement)		
Floor Covering:	Other (See Remarks)			Fire Retrofit:	N/A		
Appliances Incl:	Dishwasher, Dryer, Freezer, Hood Fan, Refrigerator, Stove, Washer						
Feat/Equip Incl:	Air Exchanger, Bar-B-Que, Ceiling Fan, Hot Water Tank, Window Blinds, Wood Stove						
Site Influences:	Acreage, Gazebo, Landscaped						
Neigh Influences:	Golf Nearby						
Rental Equip:	None						
Restrictions:	Easement						
Secondary Dwelling Unit (SDU):	No						

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
PORCH	Main	22'11" x 9'4"	KITCH	Main	14'11" x 14'0"	LVDIN	Main	35'6" x 18'1"	PRBED	Main	13'10" x 8'11"
BEDRM	Main	12'0" x 10'0"	BEDRM	Main	9'11" x 11'0"	BATH2	Main		BATH4	Main	
LAUND	Main	13'8" x 8'0"	MUDRM	Main	11'7" x 8'4"						

Pets Allowed:

Other Property Information

Taxes/Yr: \$2,631.00/2023
Assoc/POTL Fee: \$0.00
Multimedia URL: <https://youtu.be/iQ3W5W8N9-Y>
Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

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