



SCOTT BURNS
 Broker Of Record
 RIDEAU REALTY LIMITED, Brokerage
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4517 R45 ROAD, Portland K0G 1V0

ML#: 1388015



Status: Active
Dist/Neigh: 819- Rideau Lakes (S Burgess) Twp
Municipality: Big Rideau Lake
Neigh Name: 100 ' x 216 '
Lot Size: 100 ' x 216 '
Zoning: Single Family
Zoning Desc: Single Family
Legal Desc: PT LT 25 CONC 2 SOUTH BURGESS AS IN LR322202 T/W LR322202; RIDEAU LAKES

List Price: \$799,900
Sub Type: Residential
Fronting: Southwest
Acres: 0.505
IrregSqt:
Seasonal:

Directions/Remarks

Directions: From Highway 15 turn onto Big Rideau Lake Rd....follow almost to the end then turn right onto R45 (Kingfish Bay) and follow to pin# 4517

Public Remarks: BIG RIDEAU LAKE...amazing sunset views...crystal clear waterfront and a 3 bed, 1 bath four season cottage on just over a half acre lot. Let the summertime fun on the water begin! Loads of potential with this one with a huge flat back yard for all those family activities or relax lake side in your hammock or how about an early evening fire in your fire pit while watching the sun go down. Stay cool by jumping off the dock or gently wade in from the shore to enjoy weed free swimming. Endless boating on Big Rideau Lake and the Rideau System. Make memories as your own family retreat or take advantage of the investment opportunities with an established rental history for additional income. This is what life at the lake is all about!

Property Information

Style: Detached	Type: Bungalow(1 Storey)	Total Beds: 3	Total Baths: 1
Builder: Unknown	Model: 0	Beds AG: 3	FB/PR Bths: 1/0
Year Built: Unknown	#Gar: 0	Beds BG: 0	Ensuites: 0
Parking Desc: Gravel		#Cover: 0	Total Park: 4
Heat Desc: Baseboard, Heat Pump		Heat Fuel: Electricity	
Air Conditioning: Heat Pump		Roof: Asphalt Shingle	
Water Supply: Drilled Well		# FP: 1	FP Fuel: Electric
Exterior Finish: Vinyl		Sewer: Septic Installed	
Foundation: Block, Other (See Remarks)		Construction: Unfinished	
Basement Desc: Crawl		Basement Dev: No	
Floor Covering: Mixed		Fire Retrofit: No	
Appliances Incl: Dryer, Microwave, Refrigerator, Stove, Washer			
Feat/Equip Incl: Furnished, Storage Shed			
Site Influences: Deck, Family Oriented, Hydro, Lakefront, Lakeview, Screened Porch, Waterfront			
Neigh Influences: Recreation Nearby, Water Nearby			
Rental Equip: None			
Secondary Dwelling Unit (SDU): No			

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
KITCH	Main	8'11" x 8'11"	LIVRM	Main	11'3" x 23'4"	DINRM	Main	9'9" x 14'5"	BEDRM	Main	7'0" x 9'4"
BEDRM	Main	7'0" x 9'4"	BEDRM	Main	6'11" x 8'3"	BATH4	Main				

Other Property Information

Assoc/POTL Fee: \$150.00/Year includes Other (Describe), Snow Removal
Taxes/Yr: \$3,477.00/2023
Multimedia URL: <https://youtu.be/ljChlSkAyxM>
Add Images URL: <https://360panos.org/panos/4517R45/>
Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage