



JOE KOZAK
Salesperson
Cell: 613-802-2054
joekozakrealty@gmail.com
<http://www.rideaurealty.ca>

FOR
SALE

2504A YOUNGS HILL ROAD, Portland K0G 1V0 **ML#: 1382926**



<p>Status: Active Dist/Neigh: 818- Rideau Lakes (Bastard) Twp Municipality: Portland Neigh Name: Portland Lot Size: 531' x 854' Irregular Zoning: Residential Zoning Desc: Residential Possession: TBD</p>	<p>List Price: \$459,000 Sub Type: Residential Fronting: Northeast # Acres: 9.800 Seasonal: No</p>	<p>Legal Desc: PART LOT 27 CONCESSION 3 BASTARD PART 2, 28R4284 EXCEPT PART 1, 28R15223 TOWNSHIP OF RIDEAU LAKES</p>
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Directions/Remarks

Directions: From Highway 15 turn onto Youngs Hill Road. 2nd house on the left. Look for Real Estate sign.

Public Remarks: If you are looking for somewhere to relax in the country then look no further. Lots of Privacy yet minutes from Portland and Big Rideau Lake. 10 minutes to Elgin and 20 minutes to Smiths Falls or Perth. This 3 bedroom, 1 bathroom home with full basement has 9.8 acres to call your own and explore. The lot has several mature trees for firewood and shade. Relax and stay a while in the huge 11'x15' screened in porch. Call or email for your private showing!

Property Information

<p>Style: Detached Builder: Year Built: 1985/Approx Parking Desc: Gravel Heat Desc: Forced Air Air Conditioning: Central Water Supply: Drilled Well Exterior Finish: Wood Foundation: Preserved Wood, Other (See Remarks) Basement Desc: Full Floor Covering: Laminate, Vinyl Appliances Incl: Dishwasher Feat/Equip Incl: Ceiling Fan, Hot Water Tank, Storage Shed Site Influences: Acreage, Family Oriented, Fully Serviced, Hydro, Screened Porch, Treed Lot, Wooded Area Neigh Influences: Highspeed Available, Paved Road, Recreation Nearby, Water Nearby Exclusions: none Rental Equip: none Restrictions: None Secondary Dwelling Unit (SDU): No</p>	<p>Type: Bungalow(1 Storey) Model: #Gar: 0</p>	<p>Total Beds: 3 Beds AG: 3 Beds BG: 0 #Cover: 0 Heat Fuel: Wood Roof: Asphalt Shingle # FP: Sewer: Septic Installed Construction: Basement Dev: Partly Finished Fire Retrofit: No</p>	<p>Total Baths: 1 FB/PR Bths: 1/0 Ensuites: 0 Total Park: 8 FP Fuel: Electric, Wood</p>
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Room Information

<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>
LIVRM	Main	12'10" x 14'6"	BEDRM	Main	9'8" x 8'6"	DINRM	Main	13'0" x 12'4"	BEDRM	Main	9'8" x 12'0"
KITCH	Main	9'0" x 10'6"	PRBED	Main	10'4" x 13'0"	RECRM	Bsmt	12'0" x 31'0"	DEN	Bsmt	11'6" x 12'6"
UTIL	Bsmt	14'0" x 29'0"									

Pets Allowed:

Other Property Information

Taxes/Yr: \$2,012.00/2024	Assmt/Yr:	Survey/Yr:
Assoc/POTL Fee: \$0.00		

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

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