

21-May-2024

784 MCCANN ROAD, Portland K0G 1V0

New Listing!



Status: Active

816- Rideau Lakes (N Crosby) Twp Rideau Lakes Twp

Dist/Neigh: Municipality: Neigh Name: Rideau Lakes 254.44 ' x 456 Lot Size:

Zoning: Zoning Desc: Possession: Residential

Legal Desc: PT LT 1 CON 1 NORTH CROSBY PT 1 28R286; RIDEAU LAKES

ML#: 1392717

\$799,000

Residential

South

2.600

FP Fuel:

Wood

List Price:

Sub Type:

Fronting:

Acres

Metal

N/A

Septic Installed

Unfinished

Directions/Remarks

Directions: From County Road 42 turn down Narrows Lock Road. Approx 3kms turn north (right) on McCann Rd, travel approx. 1 km, property on left hand

Public Remarks:

Beautiful newly renovated farmhouse on approximately 2.7 acres situated in the heart of Rideau Lakes and just 5 mins from the Rideau Canal system with approximately 3000 sq. ft. of living space. 5 bedrooms 3 bathrooms with 10-foot ceiling throughout. Large principal rooms with beautiful architectural detailing which adds craftsmanship and charm to the home. Two staircases to the upstairs. New steel roof 2021 with lifetime warranty, new shingles on large covered porch 2022, new siding 2022, hot water tank and well pressure tank 2022 (owned), water softener/purification system 2021 (owned), new wood stove 2022. New kitchen with quartz countertop and bathrooms 2022 with hardwood floors throughout entire house. The list goes on and on. AC and 200 amps electrical. Freshly painted and move in ready. Come take a look at this impressive beauty, you will not be disappointed.

Sewer:

Construction:

Fire Retrofit:

Basement Dev:

Property Information

2 Storey Total Beds: Total Baths: Style: Detached Type: 5 3 2/1 Builder: Year Built: Model: #Gar: Beds AG: Beds BG: FB/PR Bths: Ensuites: 0 Ö Unknown Parking Desc: Heat Desc: Gravel Forced Air, Other (See Remarks) 10 #Cover: 0 **Total Park:** Oil, Wood

Heat Fuel: Central Roof:

Air Conditioning: Water Supply: Exterior Finish: Drilled Well Sidina Foundation: Basement Desc: Block, Poured Concrete Full

Floor Covering: Appliances Incl: Hardwood Dishwasher, Dryer, Hood Fan, Microwave, Refrigerator, Stove, Washer

Feat/Equip Incl: Site Influences: Barn, Storage Shed, Wood Stove Barn, Flat Site, Hobby Farm, Screened Porch, Treed Lot

Neigh Influences: Rental Equip: Golf Nearby, Water Nearby NONE

Restrictions: None Secondary Dwelling Unit (SDU): No

Room Information

Rm Type **Dimensions** Rm Type Rm Type **Dimensions** Level Rm Type Level **Dimensions** Level **Dimensions** Level 20'0" x 19'1" 12'1" x 13'2' 13'0" x 7'5" FAMRM Main LIVRM Main BEDRM Main KITCH Main 21'9" x 19'1' 20'8" x 13'3' 12'6" x 13'2" 8'7" x 10'2" 11'8" x 10'2" BEDRM 2nd BEDRM 2nd **BEDRM** 2nd BATH4 2nd SITTING 18'8" x 16'0" PRBED 19'4" x 18'8" ENS2PC 10'3" x 5'7" 2nd 2nd 2nd

Pets Allowed: Other Property Information

Assmt/Yr: Survey/Yr:

Taxes/Yr: Assoc/POTL Fee: \$2,107.00/2023 \$0.00

Multimedia URL: https://360panos.org/panos/784McCannRoad/

Office Information List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

FD:

n DOM: SD:

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