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7 BARBS LANE, Lombardy K0G 1L0

ML#: 1396443



Status: Active
Dist/Neigh: 819- Rideau Lakes (S Burgess) Twp
Municipality: Rideau Lakes Twp
Neigh Name: Big Rideau Lake
Lot Size: 174' x 357' **Irregular**
Zoning:
Zoning Desc: Seasonal Waterfront
Possession: TBD
Legal Desc: PT LT 7 CON 3 SOUTH BURGESS PT 1 28R7679 & PT 1 28R5886; T/W LR255902; RIDEAU LAKES

List Price: \$795,000
Sub Type: Residential
Fronting: East
Acres: 1.480
Seasonal: Yes

Directions/Remarks

Directions: From Rideau Ferry Road, turn onto Old Kingston Road for 5 kms, then it turns into Mahon rd for another 4.5kms. Always keep left. Turn right onto Barbs Lane and follow signs.

Public Remarks: Dreaming of your own private getaway on Big Rideau lake? Here's your chance to make that dream come true. Get ready to relax and unwind. Fishing, swimming, or just cruising around the lake will be your new lifestyle. There is 170+ feet of deep swimmable waterfront. This very welcoming 3 bedroom, 1 bathroom 3 season cottage is sitting on a well treed 1.48 acres. The cottage comes partially furnished. There is a cozy sleeping cabin with a beautiful lake view and even a good sized storage shed. Imagine the sunsets down by the water on the lower deck or social hour and/or BBQing on the upper deck. Take a boat ride with the family, there are many sights to see. Stop for lunch or head to several marinas in either Portland or Rideau Ferry. By car it is 1h 5min to Kingston and 1h 15min to Ottawa. What are you waiting for? Book your private showing today! Click the video links for a full virtual tour!

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: 3
Heat Desc: Baseboard		Heat Fuel: Electricity	
Air Conditioning: None		Roof: Asphalt Shingle	
Water Supply: Lake Intake		# FP: Septic Installed	FP Fuel:
Exterior Finish: Wood		Construction:	
Foundation: Other (See Remarks)		Basement Dev: None (No Basement)	
Basement Desc: None		Fire Retrofit: No	
Floor Covering: Mixed, Softwood			
Appliances Incl: Refrigerator, Stove			
Feat/Equip Incl: Ceiling Fan, Furnished, Hot Water Tank			
Site Influences: Acreage, Deck, Family Oriented, Lakefront, Sloping Lot, Treed Lot, Waterfront			
Neigh Influences: Golf Nearby, Highspeed Available, Recreation Nearby			
Exclusions: please see inclusions list in attachments.			
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
LIVRM	Main	20'7" x 12'4"	DINRM	Main	16'10" x 8'11"	KITCH	Main	11'0" x 12'4"	PRBED	Main	11'2" x 7'8"
BEDRM	Main	8'11" x 7'11"	BEDRM	Main	10'0" x 7'8"	BATH4	Main	8'11" x 6'6"			

Pets Allowed:

Other Property Information

Taxes/Yr: \$3,788.00/2023
Assmt/Yr: \$78.00/Year includes Other (Describe)
Survey/Yr:
Assoc/POTL Fee:
Multimedia URL: https://youtu.be/ENkbsWKw_Y8
Add Images URL: <https://360panos.org/panos/7BarbsLane2/>

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

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