

	JOE KOZAK Salesperson Cell: 613-802-2054 joekozakrealty@gmail.com http://www.rideaurealty.ca	<div style="background-color: red; color: white; padding: 10px; font-size: 2em; font-weight: bold;">FOR SALE</div>
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0 PORTLAND ROAD, Elgin K0G 1E0 ML#: 1398439



Status:	Active	List Price:	\$210,000
Dist/Neigh:	818- Rideau Lakes (Bastard) Twp	Type:	Lot
Munic:	Rideau Lakes Twp	Sale/Lse:	
Neigh Name:	Portland	Fronting:	Southwest
Lot Size:	2394.19 ' x 463.14 ' Irregular	# Acres:	27.000
Zoning:		# Lots:	
Zoning Desc:	Rural		
SubDiv:			
Possession:	immediate		
Legal:	PT LT 23 CON 5 BASTARD AS IN LR360046 EXCEPT PT 1 ON 28R13395; S/T LR173278 TOWNSHIP OF RIDEAU LAKES		

Directions/Remarks

Directions: From Highway #42 near Phillipsville you can turn onto either Portland road or Fairview Road. Property has frontage on both roads. Travel down either road for approx 1 to 1.5 kms and look for Rideau Realty signs.

Public Remarks: If you have been waiting for that special acreage with some peace and quiet, here it is. Perfect 27+ acre lot to get away and just relax. It's so special that there is even road frontage on both Portland and Fairview Road. Plenty of mature trees with some amazing natural clearings. Walking paths/4 wheeler trails are ready and waiting for you. The lot is just outside of the Village of Portland / Elgin with everything you could ask for such as a banks, restaurants, grocery store, LCBO, a pharmacy and medical center. Take your pick of several public boat launches to access any one of the many surrounding lakes. Approx 40 mins to Kingston & 25 mins to Smiths Falls. Don't wait or it will be gone. ****PLEASE DO NOT WALK THIS PROPERTY WITHOUT AND AGENT PRESENT****

Property Details

Current Use:		Road Surface:	Gravel/Rock	Lot Type:	Lot
Building Permit:		Area:		Road Access:	Township Road
Develop Status:		Sewer:	None	Power:	
Convenants:					
Water Supply:	None				
Lot Improve:	Fenced				
Site Influences:	Acreage, Private				
Neigh Influences:	Shopping Nearby, Water Nearby				
Restrictions:	Easement, High Voltage Line				

Other Property Information

Taxes/Yr:	\$95.00/2024	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:					

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