



**SCOTT BURNS**  
 Broker Of Record  
 RIDEAU REALTY LIMITED, Brokerage  
 scottburnsrealty@gmail.com  
 http://www.rideaurealty.ca

**20 COLBORNE STREET, Portland K0G 1V0**

ML#: 1403338



Status:	<b>Active</b>	List Price:	<b>\$38,999</b>
Dist/Neigh:	<b>818- Rideau Lakes (Bastard Twp)</b>	Type:	<b>Lot</b>
Munic:		Sale/Lse:	
Neigh Name:	<b>RIDEAU LAKES</b>	Fronting:	<b>Southeast</b>
Lot Size:	<b>60 ' x 90 '</b>	# Acres:	<b>0.128</b>
Zoning:		# Lots:	
Zoning Desc:	<b>General Residential</b>		
SubDiv:			
Possession:	<b>Immediate</b>		
Legal:	<b>PT ST. MARYS ST PL 27 PT 3 28R4230; RIDEAU LAKES</b>		

**Directions/Remarks**

Directions: **From Highway 15 at Portland turn onto Colborne St and follow to pin# 20. Look for realtor sign.**

Public Remarks: **This village lot is ready for a small home to be built! Welcome to the lake side village of Portland in the Township of Rideau Lakes. Walking distance to everything the village has to offer with Big Rideau Lake just down the road. Public beach and boat launches, multiple parks, 3 restaurants + a cafe, Country Roads Medical Center, pharmacy, grocery store, bank, LCBO and just off Highway 15 for easy commuting! What a great location to build a home for a young family, retirees or develop to build a rental home investment. Drilled well and holding tank already in place. This lot was formerly the site of the old Portland Fire Station. Do you have another use in mind for this lot? Let's set up a meeting with the Township to explore your ideas. No conveyance of any written offers until 1:00 pm August 6th, 2024.**

**Property Details**

Current Use:		Lot Type:	<b>Lot</b>
Building Permit:		Road Access:	
Develop Status:		Road Surface:	
Convenants:		Area:	
Water Supply:	<b>Drilled Well</b>	Sewer:	<b>Other (See Remarks)</b>
Lot Improve:		Power:	
Site Influences:	<b>Flat Site, Hydro, No Rear Neighbours, Private Well, School Bus</b>		
Neigh Influences:	<b>Highspeed Available, Playground Nearby, Recreation Nearby, Water Nearby</b>		
Restrictions:			

**Other Property Information**

Taxes/Yr:	<b>\$0.00/2024</b>	Assmt/Yr:		Survey/Yr:	
Assoc/POTL Fee:	<b>\$0.00</b>				
Addl Images URL:	<a href="https://www.rideaulakes.ca/experience/about/our-villages/portland">https://www.rideaulakes.ca/experience/about/our-villages/portland</a>				

**Office Information**

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