



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

**286 SHELDON ROAD, Portland K0G 1V0**

**ML#: 1405412**



**Status:** Active  
**Dist/Neigh:** 818- Rideau Lakes (Bastard) Twp  
**Municipality:** Big Rideau Lake  
**Neigh Name:** 105 ' x 295 '  
**Lot Size:** 105 ' x 295 '  
**Zoning:** Residential  
**Zoning Desc:** Residential  
**Legal Desc:** BLK 25 PL 413; PT LT 22 CON 1 BASTARD AS IN LR127465; S/T 5BD296; S/T BA10702; T/W LR127465 PARTIALLY RELEASED BY LR287805; RIDEAU LAKES

**List Price:** \$875,000  
**Sub Type:** Residential  
**Fronting:** Southwest  
**# Acres:**  
**IrregSqFt:**  
**Seasonal:**

**Directions/Remarks**

**Directions:** From Highway 15, turn onto Big Rideau Lake Rd, turn right on Sheldon Rd and follow almost to the end to pin #286 (look for realtor sign)

**Public Remarks:** The oldest saying in real estate applies to this fantastic waterfront property....Location, Location, Location! Welcome to beautiful Sheldon's Landing on the south shore of sought after BIG RIDEAU LAKE! This stunning area is not far from the village of Portland with paved Township roads leading right to the property in a well established community. Endless opportunities with this 2 bed (3rd bedroom was converted to a laundry room but could easily be made a bedroom once again), 1 bath fully insulated home / cottage with vaulted great room with propane fireplace and sunroom facing the lake. Drilled well and septic system in place. Level lot with westerly views and a sandy beach shoreline make this property a must see to fully appreciate all the opportunities it provides. Enjoy as is and make immediate memories, renovate or build your dream home now or in the future. Opportunities like this, in this kind of location on this lake are rare! Viewings by appointment only.

**Property Information**

<b>Style:</b> Detached	<b>Type:</b> Bungalow(1 Storey)	<b>Total Beds:</b> 2	<b>Total Baths:</b> 1
<b>Builder:</b>	<b>Model:</b>	<b>Beds AG:</b> 2	<b>FB/PR Bths:</b> 1/0
<b>Year Built:</b> 1970/Approx	<b>#Gar:</b> 0	<b>Beds BG:</b> 0	<b>Ensuites:</b> 0
<b>Parking Desc:</b> Gravel		<b>#Cover:</b> 0	<b>Total Park:</b> 4
<b>Heat Desc:</b> Baseboard, Other (See Remarks)		<b>Heat Fuel:</b> Electricity, Propane	
<b>Air Conditioning:</b> None		<b>Roof:</b> Metal	
<b>Water Supply:</b> Drilled Well		<b># FP:</b> 1	<b>FP Fuel:</b> Gas
<b>Exterior Finish:</b> Siding		<b>Sewer:</b> Septic Installed	
<b>Foundation:</b> Other (See Remarks)		<b>Construction:</b>	
<b>Basement Desc:</b> Crawl, Other (See Remarks)		<b>Basement Dev:</b> None (No Basement)	
<b>Floor Covering:</b> Mixed		<b>Fire Retrofit:</b> N/A	
<b>Appliances Incl:</b> Dryer, Freezer, Hood Fan, Microwave, Refrigerator, Stove, Washer			
<b>Feat/Equip Incl:</b> Window Blinds			
<b>Site Influences:</b> Flat Site, Hydro, Lakefront, Lakeview, Private, Screened Porch, Treed Lot, Waterfront			
<b>Neigh Influences:</b> Paved Road, Recreation Nearby, Shopping Nearby, Water Nearby			
<b>Rental Equip:</b> None			
<b>Secondary Dwelling Unit (SDU):</b> No			

**Room Information**

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LIVRM	Main	14'7" x 15'7"	DINRM	Main	8'9" x 15'7"	KITCH	Main	6'10" x 11'6"	SUNRM	Main	7'0" x 17'4"
BEDRM	Main	10'6" x 11'6"	BEDRM	Main	10'5" x 11'6"	BATH4	Main				

**Other Property Information**

**Assoc/POTL Fee:** \$0.00  
**Taxes/Yr:** \$4,504.00/2023  
**Multimedia URL:** <https://youtu.be/jtI5pnGaWH4>  
**Addl Images URL:** <https://360panos.org/panos/286SheldonRd/>  
**Assmt/Yr:**  
**Survey/Yr:**

**Office Information**

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