



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: \$939,000
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

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