



**STEVE WELLS**  
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**72 RIDEAU MAC RESORT ASSOCIATION ROAD, Portland  
K0G 1V0 ML#: 1410960**



**Status:** Active  
**Dist/Neigh:** 819- Rideau Lakes (S Burgess) Twp  
**Municipality:** Rideau Mac  
**Neigh Name:** 0' x 0' Irregular  
**Lot Size:** Irregular  
**Zoning:** Seasonal Rec.  
**Zoning Desc:** TBD  
**Possession:** TBD  
**List Price:** \$189,000  
**Sub Type:** Residential  
**Fronting:** North  
**# Acres:**  
**Seasonal:** Yes

**Legal Desc:** PART LOT 26, CONCESSION 2, SOUTH BURGESS, PARTS 5, 6, 7, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 AND 22, PLAN 28R-5037 SUBJECT TO AN EASEMENT AS IN LR266426 TOGETHER WITH AN EASEMENT OVER PART LOT 4, CONCESSION 1, NORTH CROSBY, PARTS 6, 8, 9, 10, 11, 12, 13, 14 AND 16, PLAN 284-13596 AS IN LE24671 SUBJECT TO AN EASEMENT OVER PART 5, PLAN 28R-5037 IN FAVOUR OF PART LOT 26, CONCESSION 2, SOUTH BURGESS, PART 8, PLAN 28R-5037 AS IN LE126324 TOWNSHIP OF RIDEAU LAKES

**Directions/Remarks**

**Directions:** From Narrows Lock road, turn onto Mcnamee lane, from there follow directional signs (please adhere for the 10km speed limit)  
**Public Remarks:** Looking for an affordable summer getaway? Look no further, Welcome to Rideau Mac Resort! This beautiful 2015 Quailridge forest river mobile home sits on a waterfront premium site, although not directly on the water, you still have views of the beautiful Big Rideau and only a 1 minute walk to the water. The best part about purchasing in Rideau Mac Resort is you become 1/91 ownership of the resort. Septic and water is included (shared) and each lot has their own hydro hook up. The mobile home itself is beautifully finished and features 1 bedroom, 1 bath, a full kitchen and a sliding privacy wall if you wish to use the living room as an additional room. Huge deck already installed which comes equipped with a BBQ with a propane hook up already installed. This property also comes equipped with a shed. Your summer oasis awaits you, call and book your showing today!

**Property Information**

**Style:** Detached  
**Builder:** 2015/Approx  
**Year Built:** Gravel  
**Parking Desc:** Forced Air  
**Heat Desc:** Central  
**Air Conditioning:** Co-Operative  
**Water Supply:** Siding  
**Exterior Finish:** Other (See Remarks)  
**Foundation:** None  
**Basement Desc:** Carpet Wall To Wall, Hardwood, Laminate  
**Floor Covering:** Microwave/Hood Fan, Refrigerator, Stove  
**Appliances Incl:** Bar-B-Que  
**Feat/Equip Incl:** Deck, Flat Site, Fully Serviced, Lakeview  
**Site Influences:** Golf Nearby, Recreation Nearby, Water Nearby  
**Neigh Influences:** Propane Tank  
**Rental Equip:**  
**Secondary Dwelling Unit (SDU):** No  
**Type:** Mobile  
**Model:** 0  
**#Gar:**  
**Total Beds:** 1  
**Beds AG:** 1  
**Beds BG:** 0  
**#Cover:** 0  
**Heat Fuel:** Propane  
**Roof:** Asphalt Shingle  
**# FP:**  
**Sewer:** Septic Installed, Other (See Remarks)  
**Construction:**  
**Basement Dev:** None (No Basement)  
**Fire Retrofit:** N/A  
**Total Baths:** 1  
**FB/PR Bths:** 1/0  
**Ensuites:** 0  
**Total Park:** 4  
**FP Fuel:**

**Room Information**

| Rm Type | Level | Dimensions    | Rm Type | Level | Dimensions  | Rm Type | Level | Dimensions   | Rm Type | Level | Dimensions    |
|---------|-------|---------------|---------|-------|-------------|---------|-------|--------------|---------|-------|---------------|
| PRBED   | Main  | 11'2" x 8'10" | BATH4   | Main  | 6'3" x 6'1" | KITCH   | Main  | 8'7" x 12'1" | LIVRM   | Main  | 5'11" x 11'2" |
| FOYER   | Main  | 11'2" x 8'10" |         |       |             |         |       |              |         |       |               |

**Pets Allowed:**

**Other Property Information**

**Taxes/Yr:** \$0.00/2024  
**Assmt/Yr:** \$1,950.00/Year includes Common Area Maintenance, Ground Maintenance, Hydro, Other (Describe), Reserve Fund Allocation, Sewer  
**Survey/Yr:**

**Office Information**

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

**Conditional/Sold/Other Information**

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