



SCOTT BURNS
 Broker Of Record
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3531 R35 ROAD, Portland K0G 1V0

ML#: 1416429



Status: Active
Dist/Neigh: 818- Rideau Lakes (Bastard) Twp
Municipality: Big Rideau Lake
Neigh Name: 208 ' x 622 '
Lot Size: 208 ' x 622 '
Zoning: Seasonal
Zoning Desc: Seasonal
Legal Desc: PT LT 20 CON 2 BASTARD AS IN LR134863 S/T @ T/W LR134863; RIDEAU LAKES

List Price: \$599,000
Sub Type: Residential
Fronting: East
Acres: 3.060
IrregSqFt:
Seasonal:

Directions/Remarks

Directions: From Highway 15 in Portland turn onto Cove Rd. Turn right onto R35 and follow to pin #3531 (look for realtor signage).

Public Remarks: What a great affordable opportunity to get onto sought after Big Rideau Lake! Located within walking distance to the village of Portland is this older 3 season cottage on 3+ acres and just over 200' of good waterfront. With some investment and hard work, this property could be brought back to its amazing former self. The cottage is a 3 bed, 1 bath split level with a huge living room with a beautiful wood fireplace and incredible views of the lake. Vintage kitchen and dining area, 3 nice size bedrooms and a 4pc bath. A bunkie, a single car garage and a dry boathouse to store some of your water toys rounds out the property. Permanent dock in place and good swimmable waterfront. Fix up the cottage for your seasonal enjoyment or perhaps this is the A+ location you've been looking for to build your dream home. Come have a look and see all the possibilities this property has to offer.

Property Information

Style: Detached	Type: Split Level	Total Beds: 3	Total Baths: 1
Builder:	Model:	Beds AG: 3	FB/PR Bths: 1/0
Year Built: Unknown	#Gar: 1	Beds BG: 0	Ensuites: 0
Parking Desc: 1 Garage Attached		#Cover: 1	Total Park: 5
Heat Desc: Space Heater, Wood Plus		Heat Fuel: Electricity, Wood	
Air Conditioning: None		Roof:	
Water Supply: Lake Intake		# FP: 1	FP Fuel: Wood
Exterior Finish: Wood Siding		Sewer: Septic Installed	
Foundation: Other (See Remarks)		Construction:	
Basement Desc: None		Basement Dev: None (No Basement)	
Floor Covering: Linoleum, Mixed		Fire Retrofit: N/A	
Appliances Incl: Stove, 2 Fridges			
Site Influences: Acreage, BoatHouse, Deck, Hydro, Lakefront, Treed Lot, Waterfront, Wooded Area			
Neigh Influences: Golf Nearby, Recreation Nearby, Water Nearby			
Rental Equip: None			
Restrictions: Easement, Right Of Way			
Secondary Dwelling Unit (SDU): No			

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
KITCH	Main	9'8" x 10'0"	DINRM	Main	9'7" x 9'11"	LIVRM	Main	19'9" x 25'1"	BATH4	Main	
BEDRM	Main	11'5" x 13'5"	BEDRM	Main	9'4" x 11'9"	BEDRM	Main	7'4" x 11'8"	SUNRM	Main	7'9" x 11'8"

Other Property Information

Assoc/POTL Fee: \$0.00
Taxes/Yr: \$4,712.00/2024
Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage