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4591 R45 ROAD, Portland K0G 1V0 **ML#: 1417558**



Status: Active
Dist/Neigh: 819- Rideau Lakes (S Burgess) Twp
Municipality: Rideau Lakes Twp
Neigh Name: Big Rideau Lake
Lot Size: 99' x 181'
Zoning:
Zoning Desc: Seasonal
Possession: Immediate
Legal Desc: PT LT 24 CON 2 SOUTH BURGESS AS IN LR290669 T/W LR290669; RIDEAU LAKES

List Price: \$289,000
Sub Type: Residential
Fronting: East
Acres: 0.400
Seasonal: Yes

Directions/Remarks

Directions: From Highway 15, Turn onto Big Rideau Lake rd. Follow for approx 6 kms. Turn onto R45, approx 1 km. Look for signs.

Public Remarks: Are you looking to get on the Big Rideau without the Big Rideau price-tag? Well here it is. This approx. 0.4 acre property is waiting for you to have a little imagination and make it your own or start from scratch. 2 Bedroom, 1 bath, approx 100 feet of natural waterfront in Beaver Bay with a dock big enough for 2 smaller boats. There is even your own small boat launch. Hop in your boat and go out on the lake for a relaxing cruise and enjoy fishing, swimming or just taking in some sun. The septic was inspected and deemed it needs to be replaced. Portland is 10 minutes by boat or car where you will find restaurants, gas, a bank, groceries and an LCBO. What are you waiting for? Book your private showing today! No conveyance of offers until Nov 8th at 12PM.

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: Unknown	#Gar: 0	Beds BG: 0	Ensuites: 0
Parking Desc: Open		#Cover: 0	Total Park: 6
Heat Desc: Baseboard		Heat Fuel: Electricity	
Air Conditioning: None		Roof: Asphalt Shingle, Metal	
Water Supply: Other (See Remarks)		# FP:	FP Fuel:
Exterior Finish: Vinyl		Sewer: Septic Installed, Other (See Remarks)	
Foundation: Block		Construction:	
Basement Desc: Crawl		Basement Dev: None (No Basement)	
Floor Covering: Carpet W/W & Mixed, Linoleum		Fire Retrofit: No	
Appliances Incl: Refrigerator, Stove			
Feat/Equip Incl: Storage Shed, Window Blinds			
Site Influences: Boat Access, Hydro, Lakefront, Lakeview, Water Access			
Neigh Influences: Recreation Nearby, Water Nearby			
Exclusions: Personal items			
Rental Equip: none			
Restrictions: 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
BEDRM	Main	10'7" x 7'5"	BEDRM	Main	11'0" x 7'5"	KITCH	Main	12'1" x 11'5"	LVDIN	Main	17'1" x 11'5"
BATH3	Main	7'5" x 4'11"	PORCH	Main	15'9" x 12'0"						

Pets Allowed:

Other Property Information

Taxes/Yr: \$2,526.00/2024 **Assmt/Yr:** **Survey/Yr:**

Assoc/POTL Fee: \$0.00

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

FD: **PR:** **CD:**

DOM: **SD:** **SP:**

SRD:

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