



72 Rideau Mac Resort Rd Rideau Lakes Ontario K0G 1V0 Rideau Lakes 819 - Rideau Lakes (South Burgess) Twp Leeds and Grenville SPIS: N Taxes: \$0/2025 DOM: 54		List: \$169,900 For: Sale	
Modular Home Link: Bungalow		Front On: N Acre:	Rms: 4 + 0 Bedrooms: 1 + 0 Washrooms: 1 1x3xMain
Lot: 0 x 0 Feet Irreg: 1 Dir/Cross St: Narrows Lock and McNamee Lane			

MLS#: X12049195	PIN#: 441250396
Possession Remarks: Flexible	

Kitchens: 1 + 0 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Propane A/C: Central Air Central Vac: N Apx Age: Apx Sqft: < 700 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Vinyl Siding Drive: Gar/Gar Spcs: None / 0 Drive Park Spcs: 4 Tot Prk Spcs: 4 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fireplace/Stove, Golf, Lake Access, Park, Waterfront	Zoning: Seasonal Rec. Cable TV: Hydro: Gas: Phone: Water: Well Water Supply: Shared Well Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Indirect Retirement: Oth Struct: Shed
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Water Body Type: Lake Topography: Level Water Features: Beach Front, Boat Launch, Dock Access to Property: Seasonal Private Road Docking Type: Private Water View: Partially Obstructive Channel Name: Big Rideau Lake WaterfrontYN: Y Waterfront: Indirect	Shoreline: Clean Shoreline Allowance: None Alternative Power: None Easements/Restrict: Unknown Waterfront Accessory Bldgs: Not Applicable
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Prim Bdrm	Main	11.15	x 8.83	
2	Bathroom	Main	6.23	x 6.07	
3	Kitchen	Main	8.56	x 12.07	
4	Living	Main	5.91	x 11.15	
5	Foyer	Main	11.15	x 8.83	

Client Remks: 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 Big Rideau and only a 1 minute walk to the water. The best part about purchasing in the Rideau Mac Resort is you become 1/91 ownership share of the resort. Septic and water is included (shared) and each lot has their own hydro hookup. 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 space and an additional room. Huge deck already installed which comes equipped with 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!

Extras:
Listing Contracted With: <u>RIDEAU REALTY LIMITED</u> Ph: 613-272-5000