



72 Rideau Mac Resort Rd **List: \$189,000 For: Sale**
Rideau Lakes Ontario K0G 1V0
 Rideau Lakes 819 - Rideau Lakes (South Burgess) Twp Leeds and Grenville
SPIS: N **Taxes: /2025** **DOM: 3**

Link: Bungalow **Front On:** N **Rms:** 4 + 0
Acre: **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	Exterior: Vinyl Siding	Zoning: Seasonal Rec.
Fam Rm: N	Drive:	Cable TV:
Basement: None	Gar/Gar Spcs: None / 0	Hydro:
Fireplace/Stv: Y	Drive Park Spcs: 4	Gas:
Heat: Forced Air / Propane	Tot Prk Spcs: 4	Phone:
A/C: Central Air	UFFI:	Water: Well
Central Vac: N	Pool: None	Water Supply: Shared Well
Apx Age:	Energy Cert:	Sewer: Septic
Apx Sqft:	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr:
POTL:	Prop Feat: Fireplace/Stove, Golf, Lake Access, Park, Waterfront	Waterfront: Indirect
POTL Mo Fee:		Retirement:
Elevator/Lift:		Oth Struct: Shed
Laundry Lev:		
Phys Hdcap-Eqp:		

Water Body Type: Lake **Shoreline:** Clean
Topography: Level **Shoreline Allowance:** None
Water Features: Beach Front, Boat Launch, Dock **Alternative Power:** None
Access to Property: Seasonal Private Road **Easements/Restrict:** Unknown
Docking Type: Private **Waterfront Accessory Bldgs:** Not Applicable
Water View: Partially Obstructive
Channel Name: Big Rideau Lake
WaterfrontYN: Y
Waterfront: Indirect

#	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: RIDEAU REALTY LIMITED **Ph:** 613-272-5000