

	0 Portland Rd Rideau Lakes Ontario K0G 1E0 Rideau Lakes 818 - Rideau Lakes (Bastard) Twp Leeds and Grenville SPIS: N Taxes: \$0/2025		List: \$119,000 For: Sale																			
	Vacant Land Link:		Front On: W Acre: 5-9.99	Rms: Bedrooms: 0 Washrooms: 0																		
	Lot: 466.9 x 932.7 Feet Irreg: Dir/Cross St: Portland Rd and Fairview Rd Directions: From County Rd 42, turn onto Fairview Rd, left onto Portland Rd																					
	MLS#: X12308987 PIN#: 441200159 Possession Remarks: TBD																					
Kitchens: Fam Rm: Basement: Fireplace/Stv: Heat: A/C: Central Vac: N Apx Age: Apx Sqft: Lot Size Source: Survey Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:		Exterior: Gar/Gar Spcs: Park/Drive: Drive: Drive Park Spcs: Tot Prk Spcs: UFFI: Pool: Energy Cert: Cert Level: GreenPIS: Prop Feat:		Zoning: Cable TV: N Hydro: A Gas: N Phone: A Water: Water Supply: Sewer: Spec Desig: Unknown Farm/Agr: Waterfront: None Retirement: HST Applicable to In Addition To Sale Price: Oth Struct: Survey Type: Boundary Only																		
Waterfront: None																						
<table><tr><td>#</td><td>Room</td><td>Level</td><td>Length (ft)</td><td>Width (ft)</td><td>Description</td></tr><tr><td colspan="6">Client Remks: Here is your chance to own approx. 10 +/- acres with over 460' of road frontage on Portland Road to develop and build your dream home. Nature and privacy are key features but yet still close to amenities, schools etc with both the villages of Elgin and Portland and Big Rideau Lake less than 10 min away. Or simply enjoy the land for recreation / future investment. Hydro available at the road. The adjacent 10 acre lot (0 Fairview Rd) is also available. Be sure to click the links for the video flyover etc to help you get a better sense of the property layout and potential. Please do not walk the property without an appt and realtor present. HST applicable on the sale. Country living / enjoyment awaits!</td></tr><tr><td colspan="6">Listing Contracted With: <u>RIDEAU REALTY LIMITED</u> Ph: 613-272-5000</td></tr></table>					#	Room	Level	Length (ft)	Width (ft)	Description	Client Remks: Here is your chance to own approx. 10 +/- acres with over 460' of road frontage on Portland Road to develop and build your dream home. Nature and privacy are key features but yet still close to amenities, schools etc with both the villages of Elgin and Portland and Big Rideau Lake less than 10 min away. Or simply enjoy the land for recreation / future investment. Hydro available at the road. The adjacent 10 acre lot (0 Fairview Rd) is also available. Be sure to click the links for the video flyover etc to help you get a better sense of the property layout and potential. Please do not walk the property without an appt and realtor present. HST applicable on the sale. Country living / enjoyment awaits!						Listing Contracted With: <u>RIDEAU REALTY LIMITED</u> Ph: 613-272-5000					
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