



3800 Big Rideau Lake Rd Site 5
Rideau Lakes Ontario K0G 1V0
Rideau Lakes 819 - Rideau Lakes (South Burgess) Twp Leeds and Grenville
SPIS: N **Taxes:** \$0/2025

List: \$259,000 For: Sale

Mobile/Trailer **Front On:** E **Rms:** 5
Link: **Acre:** **Bedrooms:** 2
Bungalow **Washrooms:** 1
1x3

Lot: Irreg:
Dir/Cross St: Hwy 15 and Big Rideau Lake Road
Directions:
From Highway 15 turn onto Big Rideau Lake Road. Follow to the end of the road and then turn into Waterways RV Resort (on the left). Turn onto the first lane way on the right. Follow till you reach site 5 (near the docks)

MLS#: X12437690 PIN#:		Legal: See rep remarks	
Possession Remarks: TBD			
Kitchens: 1	Exterior: Vinyl Siding	Zoning:	
Fam Rm: N	Gar/Gar Spcs: None / 1	Cable TV:	
Basement: None	Park/Drive:	Hydro:	
Fireplace/Stv: Y	Drive:	Gas:	
Heat: Forced Air / Electric	Front Yard Parking, Available	Phone:	
A/C: Central Air	Drive Park Spcs: 1	Water: Well	
Central Vac: N	Tot Prk Spcs: 1	Water Supply: Shared Well	
Apx Age:	UFFI:	Type:	
Year Built: 2021	Pool: None	Sewer: Septic	
Yr Built Source: Builder	Energy Cert:	Spec Desig: Unknown	
Apx Sqft: < 700	Cert Level:	Farm/Agr:	
Roof: Asphalt Shingle	GreenPIS:	Waterfront: Indirect	
Foundation: Other	Prop Feat:	Retirement:	
Assessment:	Beach, Campground, Fireplace/Stove, Lake	HST Applicable to: Not Subject to HST	
POTL:	Access, Marina, Waterfront, Waterfront	Sale Price:	
POTL Mo Fee:	Exterior Feat:	Oth Struct:	
Elevator/Lift:	Landscaped, Porch Enclosed, Seasonal Living	Survey Type: None	
Laundry Lev:	Interior Feat:		
Phys Hdcap-Eqp:	Carpet Free, Primary Bedroom - Main Floor		
Water Body Name: Big Rideau Lake		Shoreline: Clean, Sandy, Weedy	
Water Body Type: Lake		Shoreline Allowance: None	
Water Features: Dock, Boat Launch, Beach Front, Marina Services		Alternative Power: None	
Access to Property: Seasonal Private Road		Easements/Restrict: Unknown	
Docking Type: Marina, Private		Waterfront Accessory Bldgs: Not Applicable	
Water View: Direct, Partially Obstructive			
WaterfrontYN: Y			
Waterfront: Indirect			
#	Room	Level	Description
Client Remks: Located on a waterfront lot, this beautifully maintained 2021 Woodland Park, Park Model is the perfect seasonal retreat. Open from May 1st to October 31st, Waterways RV Resort offers a lifestyle of relaxation and recreation. This charming getaway features two bedrooms, including a primary bedroom and a second with a bunk bed, along with a 3-piece bathroom. The bright, modern kitchen with stainless steel appliances flows seamlessly into the open living area, while the enclosed porch provides bonus space to enjoy morning coffee or sunset views. Outside your door, enjoy access to a sandy beach, volleyball area, basketball/pickle ball court, and docking available for an additional cost. With its unbeatable waterfront location, modern finishes, and welcoming community, this ideal place to spend your summers. Booking your showing today to see it for yourself!			
Inclusions: Fully Furnished minus personal items			
Listing Contracted With: RIDEAU REALTY LIMITED Ph: 613-272-5000			