

	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: \$240,000 For: Sale	
	Mobile/Trailer Link: Bungalow		Front On: E Acre:		Rms: 5 Bedrooms: 2 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 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Electric A/C: Central Air Central Vac: N Apx Age: Year Built: 2021 Yr Built Source: Builder Apx Sqft: < 700 Roof: Asphalt Shingle Foundation: Other Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:			Exterior: Vinyl Siding Gar/Gar Spcs: None / 1 Park/Drive: Drive: Front Yard Parking,Available Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Beach, Campground, Fireplace/Stove, Lake Access, Marina, Waterfront, Waterfront Exterior Feat: Landscaped,Porch Enclosed,Seasonal Living Interior Feat: Carpet Free,Primary Bedroom - Main Floor		Zoning: Cable TV: Hydro: Gas: Phone: Water: Well Water Supply Shared Well Type: Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Indirect Retirement: HST Applicable to Not Subject to HST Sale Price: Oth Struct: Survey Type: None
Water Body Name: Big Rideau Lake Water Body Type: Lake Water Features: Dock,Boat Launch,Beach Front,Marina Services Access to Property: Seasonal Private Road Docking Type: Marina,Private Water View: Direct,Partially Obstructive WaterfrontYN: Y Waterfront: Indirect			Shoreline: Clean,Sandy,Weedy Shoreline Allowance: None Alternative Power: None Easements/Restrict: Unknown Waterfront Accessory Bldgs: Not Applicable		
#	Room	Level	Length (ft)	Width (ft)	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 on the Big Rideau, 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					