



<b>2779 Highway 15</b>		<b>List: \$249,000 For: Sale</b>	
<b>Rideau Lakes Ontario K0G 1V0</b>			
Rideau Lakes 818 - Rideau Lakes (Bastard) Twp Leeds and Grenville			
<b>SPIS:</b> N		<b>Taxes:</b> \$1,270/2025	
Detached		<b>Front On:</b> N	<b>Rms:</b> 8
<b>Link:</b> N		<b>Acre:</b> < .50	<b>Bedrooms:</b> 2
1 1/2 Storey			<b>Washrooms:</b> 2
			1x3xMain, 1x3x2nd
<b>Lot:</b> 40 x 120 Feet <b>Irreg:</b>			
<b>Dir/Cross St:</b> Highway 15 and Colborne St			
<b>Directions:</b> Take Highway 15 to the village of Portand to pin #2779.			

**MLS#:** X12610338      **PIN#:** 441240161  
**Possession Remarks:** TBD  
**Legal:** PT LT 19 CON 2 BASTARD AS IN LR344111; RIDEAU LAKES

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> Y <b>Heat:</b> Baseboard / Electric <b>A/C:</b> None <b>Central Vac:</b> N <b>Apx Age:</b> <b>Year Built:</b> 1942 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 1100-1500 <b>Lot Size Source:</b> MPAC <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Concrete, Stone, Unknown <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> <b>Phys Hdcap-Eqp:</b>		<b>Exterior:</b> Vinyl Siding <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> <b>Drive:</b> <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Fireplace/Stove <b>Exterior Feat:</b> Deck <b>Interior Feat:</b> Carpet Free		<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Well <b>Water Supply Type:</b> <b>Sewer:</b> Septic <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to</b> Not Subject to HST <b>Sale Price:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Unknown	
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<b>Topography:</b> Flat					
#	Room	Level	Length (ft)	Width (ft)	Description
1	Sunroom	Main	23.1	x 9.09	
2	Living	Main	19	x 9.97	
3	Kitchen	Main	14.9	x 9.38	
4	Utility	Main	9.19	x 3.08	
5	Other	Main	11.09	x 5.38	
6	Br	2nd	14.99	x 11.38	
7	2nd Br	2nd	13.29	x 9.88	

**Client Remks:** First time home buyers, investors or anyone looking for affordable living: take note of this property located in the quaint lakeside village of Portland. View of Big Rideau Lake from your back yard and public access to boat launches, beach and parks are only a short walk away. On the main floor, this 2 bed, 2 bath home features a huge four season sunroom with direct access to your back deck, living room with hardwood floor, propane fireplace and built in shelving. The space is rounded out with an eat in kitchen and 3 pc bath / laundry room. On the second floor, you'll enjoy two really nice size bedrooms with ample closet space/storage and a 3 pc bath. In the fully fenced back yard you'll find a storage shed. This property is serviced by a well and septic system. Village amenities and great restaurants also within walking distance. Don't miss out on this affordable opportunity in a great community.

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Hot Water Tank (furniture etc. negotiable, would prefer to be left with the property)

**Listing Contracted With:** RIDEAU REALTY LIMITED **Ph:** 613-272-5000