



For many people, buying or selling a home is part of something bigger. A move to retirement living. A downsizing decision. The settlement of a family estate.

When life changes, there can be a lot to manage. You don't need to know every step. **Just the first one.**

At Gordons Real Estate Brokerage, we help families, estate trustees, and professionals navigate life's major transitions with confidence. From real estate services to downsizing and estate settlement support, everything works together under one roof.

Since 1958, we've been the trusted partner people turn to when the details feel overwhelming. Our experienced realtors, project managers, downsizing specialists, and appraisers work together to ensure every project is managed professionally, efficiently, and with care.

Thank you for your interest in this property. If you have any questions, our team would be pleased to help.

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UNDER ONE ROOF.

PROPERTY INFORMATION

Welcome to 2950 Route 29, Portland—a private waterfront retreat on the stunning shores of Big Rideau Lake, where peaceful surroundings, spacious living, and exceptional outdoor amenities come together to create the perfect lakeside escape.

The main level offers three comfortable bedrooms and a well-appointed four-piece bathroom, with two of the bedrooms enjoying beautiful views of the lake. The heart of the home is the bright, open-concept kitchen, dining, and living area, designed to maximize the waterfront setting. Rich wood cabinetry provides warmth and timeless appeal in the kitchen, while large windows fill the living space with natural light and lead to a balcony overlooking the water—an ideal spot for morning coffee or evening sunsets.

Just off the main living area, a large screened-in sunroom extends your living space and provides the perfect place to relax while taking in the sights and sounds of the lake, sheltered from the elements.

The walk-out lower level offers even more room for family and guests, featuring an additional bedroom and a three-piece bathroom complete with a built-in sauna for the ultimate in relaxation. A spacious mudroom provides practical everyday convenience, while the expansive entertainment area is anchored by a cozy wood-burning fireplace and opens directly onto the outdoor patio, seamlessly blending indoor and outdoor living. An additional storage room that is accessible from both inside and outside the house provides room for tools or wood storage.

Outside, you'll discover beautifully landscaped gardens, a private waterfront setting, and your own dock, making it easy to enjoy boating, swimming, fishing, or simply soaking up the serenity of Big Rideau Lake. Completing this exceptional property is an impressive oversized detached three-bay garage, offering incredible versatility with ample space for vehicles, boats, recreational equipment, workshops, or additional storage.

Whether you're searching for a year-round residence or the perfect waterfront getaway, this Big Rideau Lake property offers comfort, privacy, and endless opportunities to enjoy waterfront living at its finest.

PROPERTY DETAILS

ADDRESS: 2950 R29, PORTLAND ON, K0G1V0

TYPE: Single Family Detached on Water

LEGAL DESCRIPTION: PT LT 9-10 CON 1 SOUTH BURGESS PT 1
28R4081 T/W LR134583 AMENDED BY LR176335 & LR176336
EXCEPT THOSE PORTIONS OVER PT 2 & 3 28R9304; RIDEAU
LAKES

SQ. FT:	1,586' above grade; 1,586' below grade (MPAC)
BEDROOMS:	4; 3 on main floor, 1 in basement
BATHS:	2; 4-piece on main floor, 3-piece with sauna in basement
LAUNDRY:	In basement with double sink
BASEMENT:	Full, finished, walk-out
AGE:	39 years (1987) (MPAC)
ELECTRICAL:	125 breaker panel
ROOF:	Asphalt shingle
FOUNDATION:	Masonry block
FLOORS:	Tile, vinyl, carpet
CEILINGS:	Drywall, wood panel
WINDOWS:	Vinyl
EXTERIOR:	Brick
INTERIOR:	Drywall, wood panel
PARKING:	Paved, private
GARAGE:	Detached, triple wide, 6-car, with a large bay
LOT SIZE:	200.0' by 825.0'; 3.729 acres (GeoWarehouse)
ZONING:	Waterfront Residential - RW

PROPERTY DETAILS *continued*

TAXES:	\$6944.30 (Approx. 2026 Taxes)
ROLL #:	083183103601814
PIN #:	442660176
HIGH SPEED INTERNET:	Available
HEATING:	Forced air propane, wood stove
COOLING:	Central air conditioning
COSTS:	Approx. annual costs: Hydro: \$1,250; Propane: \$2,626. \$300 annual cost for the main road maintenance to the local cottage roads association
RENTALS:	Propane tank (approx. \$339 annually)
WATER:	Private Well
WASTE:	Septic Bed
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Waterfront on Big Rideau Lake, gardens, wooded
INCLUSIONS:	Washer, dryer, fridge, stove, hood fan, microwave, dishwasher, large chest freezer, small chest freezer (all as-is condition)
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	5% of purchase price
SUGGESTED CLOSING:	Immediate



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