

\$649,900 - 11 Campbell Street, Rideau Lakes

MLS® #X12435101

\$649,900

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

818 - Rideau Lakes (Bastard) Twp, Rideau Lakes, Ontario

Welcome to your dream waterfront retreat at 11 Campbell St, Portland, Ontario, nestled on the serene shores of Big Rideau Lake, Eastern Ontario's largest and most coveted lake, in the charming village of Portland. This fully renovated, year-round home seamlessly blends modern comfort with breathtaking natural beauty, offering direct access to over 32 km of navigable water, perfect for boating, fishing, or sunset swims from your private dock, just steps from a free public boat ramp and Portland's public beach. The move-in-ready home features three spacious bedrooms, ideal for family, guests, or a home office, and 1.5 beautifully updated bathrooms, with a bright, open-concept layout boasting a fully equipped kitchen & generous living areas perfect for everyday living or entertaining. Top-to-bottom renovations combine contemporary finishes with cozy charm, complemented by a large new deck with stunning lakefront views, ideal for morning coffee or evening bonfires, & an expansive backyard for endless lakefront adventures. Modern amenities like high-speed internet, air conditioning, efficient heating, a garden shed, RV hookup, and a backup generator plug ensure year-round comfort. A/C & furnace 2021 by Climate Works, Asphalt & metal roof 2024 by Macdonald renovation Specialists, Vinyl Siding 2022, Doors & Most Windows 2021, Select window glass replaced 2024 by Burchells Glass, Life Proof floors 2021.



Designed for all-season enjoyment, from summer barbecues to cozy winter nights by the fire or sledding, this home invites exploration of the Rideau Lakes regions world-class hiking, biking, & fishing, amidst vibrant autumn foliage or springtime serenity. Located in the heart of Portland, steps from a new community library, restaurants, grocery store, and LCBO, this walkable village offers small-town charm, with Kingston and Ottawa a short drive away for urban access. More than a home, this turnkey gem is a lifestyle, where shimmering lake views & lasting memories awaits. (id:6289)

Essential Information

Listing #	X12435101
Price	\$649,900
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	11 Campbell Street
Subdivision	818 - Rideau Lakes (Bastard) Twp
City	Rideau Lakes
Province	Ontario
Postal Code	K0G1V0

Amenities

Amenities	Beach, Marina, Park
Features	Irregular lot size, Flat site, Sump Pump
Parking Spaces	4
Parking	No Garage
View	Lake view, Direct Water View
Is Waterfront	Yes

Waterfront Waterfront

Interior

Appliances	Water Heater, Water softener, Water Treatment, All
Heating	Propane Forced air
Cooling	Central air conditioning
# of Stories	2
Basement	Walk-up

Exterior

Exterior	Vinyl siding
Lot Description	65 x 283 FT
Foundation	Block

Listing Details

Listing Office CENTURY 21 INFINITY REALTY INC.



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