



Gordon's Downsizing & Estate Services is committed to providing you with comprehensive information on each property we offer for sale. Our staff is readily available to assist you with any questions you may have regarding the property.

Gordon's Downsizing & Estate Services provides professional real estate and downsizing solutions. We take on the task of selling our client's home and handling every last detail of their move – including moving them in and getting them settled in their new home.

Our team of real estate experts ensures our clients get top market value for their property, quickly and efficiently. Downsizing specialists take great care managing the tasks of cleaning, sorting, appraising, packing, shipping, moving and managing the sale of our client's extra assets.

Our clients move on with confidence, knowing that all the details of this important transition are taken care of smoothly, and with unconditional care.

For overwhelmed Executors of family estates, Gordon's Downsizing & Estate Services offers a complete estate settlement solution.

Please call, or visit us online at www.gogordons.com to learn more about this valuable service.

Thank you for your interest in this property.

Property Information

Welcome to 2901 Cedar Valley Rd in Portland, an expansive bungalow situated on a beautifully landscaped corner lot. Spanning approximately 1,722 sq. ft., this charming home features an attached garage, lush lawns, gardens, and mature trees. A large front deck adds inviting curb appeal, while the single driveway provides ample parking.

Inside, the open main level offers a functional layout with a galley-style kitchen, abundant cabinetry, a large pantry, and an eat-in area with patio doors leading to the front deck. An additional combined sitting/dining room, complete with a propane fireplace and patio doors opening to the rear yard, creates a welcoming space for relaxation. The primary bedroom features double closets, while three additional bedrooms and two bathrooms—a 4-piece and a 3-piece—add comfort and convenience.

The full unfinished basement offers endless potential for customization, allowing you to shape the space to suit your needs. Located near groceries, the post office, and the beautiful Big Rideau Lake, this property is just a short commute to Kingston and Brockville, with Ottawa only an hour away.

Embrace country living with city conveniences at 2901 Cedar Valley Rd.

Property Details

ADDRESS: 2901 Cedar Valley Rd, Portland, ON, K0G1V0
TYPE: Single Family Residential
LEGAL DESCRIPTION: PT LT 17 CON 2 BASTARD AS IN LR353114; RIDEAU LAKES

SQ. FT:	1,722' Above grade,1,722' Below grade (MPAC).
BEDROOMS:	4; Main Level.
BATHS:	2; 1- 3pc, 1- 4-pc main level.
LAUNDRY:	Main Level.
BASEMENT:	Full, unfinished.
AGE:	1973 (51 Years)
ELECTRICAL:	200- amp panel.
ROOF:	Metal with ice guards.
FOUNDATION:	Concrete Block.
FLOORS:	Tile, lament, cement.
CEILINGS:	Drywall.
WINDOWS:	Vinyl.
EXTERIOR:	Brick, Vinyl siding, Front door (2023)
INTERIOR:	Drywall, Tile floors.
PARKING:	Paved Single Driveway
GARAGE:	Attached Single wide.
LOT SIZE:	359.00' Frontage.
ZONING:	RU

TAXES:	\$2,414.54 (2024)
ROLL #:	083183103645301
PIN #:	441230215
HIGH SPEED INTERNET:	Available.
HEATING:	Forced air Furnace, Propane fireplace.
MONTHLY COSTS:	Hydro \$48.99. Propane \$330.00
COOLING:	Central Air Conditioning.
RENTALS:	Propane tanks
WATER:	Private Well, Water softener system.
WASTE:	Private Septic.
HOME INSPECTION:	Available at www.gogordons.com .
LOT DESCRIPTION:	Private mature trees, shrubs, perennial gardens, partially fenced.
CHATELS INCLUDED:	Fridge, stove, Dishwasher, Washer, Dryer, Built-in microwave, Generac Generator unit.
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate.

Visit Website:

- Full Home, Septic, Well Inspection Report
- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour