



Price: <b>\$59,000</b> Status: <b>Active</b>	MLS® #: <b>091990801500501</b>
Legal Descr.: <b>CONCESSION 5, PART LOTS 11 AND 12, SLAB ISLAND 304, RP 27R1664, PART 2</b> Address: <b>1100 SLAB ISLAND</b> City: <b>LOWER RIDEAU, K0G 1V0</b> Prop known as: <b>LOWER RIDEAU</b>	
Side of Road: Lot Size: <b>1.29 ACRES</b> Appx Sq. Ft.: Elem Schl:	District: <b>LANAR / D-NEL</b> Sub-Dist: <b>NELMS</b> Zoning: <b>SEASONAL</b> Sec. School:
Possession: <b>TBD</b>	

**Public Remarks** The ultimate holiday gift....Ownership of half an island located on much sought after Big Rideau system !!! Once in a lifetime opportunity. Priced to sell this off the grid property includes one bedroom cabin with open concept living area and kitchen nook. Heated with wood stove and powered by generator. Bonus storage cabin (for water toys or tools) There is over 440ft of shoreline and property sits on approx 1.29 acres of land. Located just 3 minutes from Poonasmaile locks. At this price this property won't be available long, call now for further information on this deal of the year.

**directions** See Realtor for directions

Type: <b>Cottage/Rec Properties</b> Style: <b>Cottage/Camp</b> Title to Land: <b>Freehold</b> Property Size: <b>1.0 -2.99 Acres</b> Site Features: <b>Bay/Lake, Conservation Island</b> Access:	Heating: <b>None</b> Fuel - Heating: <b>None</b> Garage Type: <b>None</b> Water: <b>Pond/Lake</b> Sewer: <b>None</b> Services: <b>None</b> Rental Equipm.: <b>None</b> Docs Available: Hot Water Heating: <b>None</b>	Exterior: <b>Wood</b> Driveway: <b>None</b> Foundation/Basement: <b>Block</b> Indoor Features: Roof: <b>Shingles - Asphalt</b> Flooring: <b>Softwood</b> Exterior Features: <b>Deck, Storage Shed</b>
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**Inclusions** LAWN TRACTOR AND GENERATOR

**Exclusions**

Bedrooms: <b>1</b> Bathrooms: <b>0 \ 0</b> Rental Income: Approx Building Age: <b>UNK</b>	Sign: <b>No</b> Lockbox: <b>Yes</b> Road: <b>None</b>	UFFI: <b>NO</b> SPIS: <b>No</b> Matrim.: <b>No</b>	Garage: Water Access:	Gar.Details: Water: File #: <b>141027287</b>
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Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM		MAIN FLOOR	MASTER BEDROOM	
MAIN FLOOR	DINING NOOK				

Assessment: \$ Taxes: **\$371 (2014)** Improvements:

Condo Fee: Mobile/Leased Land F:

Listing Office: **124 RIDEAU REALTY LIMITED BROKERAGE** :



Compliments of: **STEVE WELLS, Sales Person: 613-284-7640**  
E-mail: [steve@rideaurealty.ca](mailto:steve@rideaurealty.ca)  
Company Name: **124 RIDEAU REALTY LIMITED BROKERAGE: 613-272-5000**



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