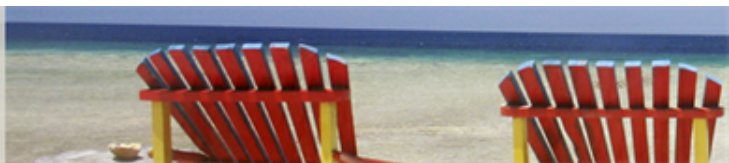


SCOTT BURNS
 Broker Of Record
 RIDEAU REALTY LIMITED , Brokerage
 scott@rideaurealty.ca
 http://www.rideaurealty.ca



6134 BIG RIDEAU ISLAND, Portland K0G 1E0

ML#: **1103658**

New Listing!



Status: **Active**
 Dist/Neigh: **818- Rideau Lakes (Bastard) Twp**
 Municipality: **Phillippsville**
 Neigh Name: **Phillippsville**
 Lot Size: **0' x 0'** **Irregular**
 Zoning: **VACANT LAND**
 Zoning Desc: **VACANT LAND**
 Occupancy: **Vacant**
 Legal Desc: **PT LOT 23 CON 7 BASTARD AS IN LR98358 ;RIDEAU LAKES**

List Price: **\$279,000**
 Sub Type: **Residential**
 Fronting: **South**
 # Acres: **7.000**
 SqFt:
 Seasonal:

Directions/Remarks

Directions: **Contact Listing Broker for Lake Map and Directions.**

Public Remarks: **Ever thought about cottage life on an island? Not just an island, how about a huge 7 +/- acre island with tons to explore.....all to yourself? Welcome to the island known to the locals as `SKI Hi` on prestigious Big Rideau Lake. Don` t let the name fool you though as this island has a main cottage and two 12 X 15 sleeping cabins that are only a few steps up from the water's edge. Amazing landscape of peaks & valley's, rock & mature trees. West facing for incredible sunsets across the lake. Good deep waterfront off the dock...perfect for your large boat & for swimming. Fantastic privacy (large islands like this are rare)! All of this only minutes away Portland, marina`s etc. Excellent value for your own piece of paradise to make & call your own!**

Property Information

Style: Detached	Type: Bungalow	Total Beds: 3	Total Baths: 0
Builder:	Model:	Beds AG: 3	FB/PR Bths: 0/0
Year Built:	#Gar: 0	Beds BG: 0	Ensuites: 0
Parking Desc: None		#Cover: 0	Total Park: 0
Heat Desc: Wood Plus		Heat Fuel: Wood	
Air Conditioning: None		Roof: Asphalt Shingle	
Water Supply: Lake Intake		# FP:	FP Fuel:
Exterior Finish: Wood		Sewer: Other (See Remarks)	
Foundation: Block		Construction:	
Basement Desc: None		Basement Dev: None (No Basement)	
Floor Covering: Softwood		Fire Retrofit:	
Appliances Incl: Refrigerator, Stove			
Feat/Equip Incl: Wood Stove, Other (See Remarks)			
Site Influences: Boat Access, Deck, Hydro, Island, Lakefront, Water Access, Waterfront, Wooded Area			
Neigh Influences: Recreation Nearby, Shopping Nearby, Water Nearby			
Exclusions: Personal items			
Rental Equip: None			
Restrictions:			
Assistive Feat:			

Room Information

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
Living Rm	Main	11'6" x 16'	Dining Rm	Main	11'6" x 16'	Kitchen	Main	9' x 12'6"
Bedroom	Main	7'10" x 18'	Bedroom	Main	12' x 15'	Bedroom	Main	12' x 15'

Other Property Information

Assoc/POTL Fee: **\$0** Taxes/Yr: **\$2,913.00/2017** Survey/Yr:

Fee Freq: **N/A** Assmt/Yr:

Office Information

List Office #1: **RIDEAU REALTY LIMITED, Brokerage**