

2017-07-10

6134 BIG RIDEAU ISLAND, Portland K0G 1V0

ML#: 1048429



Status: **Active**
 Dist/Neigh: **818- Rideau Lakes (Bastard) Twp**
 Municipality: **Big Rideau Lake**
 Neigh Name: **Big Rideau Lake**
 Lot Size: **0' x 0'** **Irregular**
 Zoning: **SEASONAL**
 Zoning Desc: **Vacant**
 Occupancy: **SEASONAL**
 Legal Desc: **CONC 1 PT LOT 11 PT ISLAND 95 PT LOT 14 & 15 PLAN 142**

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, two 12 X 15 guest cabins & a large 10 X 20 storage/tool shed 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 large newer 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:	1
Builder:		Model:		Beds AG:	3	FB/PR Bths:	1/0
Year Built:	Unknown	#Gar:	0	Beds BG:	0	Ensuites:	
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: **\$2,713.00/2016** Survey/Yr:
 Fee Freq: **N/A** Assmt/Yr:

Office Information

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

Conditional/Sold/Other Information

FD: PR: CD:
 DOM: **113** SD: SP:
 SRD: