

6773 BIG RIDEAU ROAD, Portland K0G 1V0

ML#: 1109091



Status: **Active**
 Dist/Neigh: **818- Rideau Lakes (Bastard) Twp**
 Municipality: **Rideau Lakes Twp**
 Neigh Name: **Big Rideau Lake - Sand Island**
 Lot Size: **230 ' x 0 ' Irregular**
 Zoning: **SEASONAL**
 Zoning Desc: **SEASONAL**
 Occupancy: **Owner**
 Legal Desc: **PT ISLAND 14, PLAN 142 IN RIDEAU LAKES SOUTH BURGESS PT 2, 28R7547: S/T RIGHT IN LR201663**

List Price: **\$224,500**
 Sub Type: **Residential**
 Fronting: **Northwest**
 # Acres: **1.200**
 SqFt:
 Seasonal: **Yes**

Directions/Remarks

Directions: **Contact Listing Broker for Lake Map. Sand Island located near the Narrows Locks on BIG RIDEAU LAKE**

Public Remarks: **Check out this beautiful & affordable 1.2 acre cottage property on Sand Island on Big Rideau Lake. West facing.....enjoy 230 feet of good shoreline with excellent swimming including a sand beach for the little ones, main dock for your boat & a separate dock for your canoe/kayak, fishing boat etc. Gorgeous fully furnished / equipped cedar cottage completely off grid with small solar system & generator that provides power. Beautiful custom details / wood work everywhere. Woodstove, small loft area for kids, walkout basement & the list goes on. Fantastic wrap around deck for entertaining plus a separate Bunkie / workshop / storage. Property comes with an older pontoon boat so just unpack & enjoy Summer!**

Property Information

Style: Detached	Type: Bungalow	Total Beds: 3	Total Baths: 2
Builder:	Model:	Beds AG: 2	FB/PR Bths: 0/2
Year Built: Unknown	#Gar: 0	Beds BG: 1	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: Part		Basement Dev: Partly Finished	
Floor Covering: Softwood		Fire Retrofit:	
Appliances Incl: Cooktop, Refrigerator			
Feat/Equip Incl: Ceiling Fan, Furnished, Solar, Storage Shed, Wood Stove			
Site Influences: Boat Access, Island, Lakeview, Phone, Private, Water Access, Waterfront, Wooded Area			
Neigh Influences: Recreation 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	12' x 17'	Kitchen	Main	7' x 8'	Master Bedrm	Main	11'9" x 11'9"
Bedroom	Main	8' x 13'	Bedroom	Bsmt	7'6" x 12'3"	Utility Rm	Bsmt	5'10" x 12'1"

Other Property Information

Assoc/POTL Fee: **\$0** Taxes/Yr: **\$3,289.00/2017** Survey/Yr:

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

Office Information

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