



Price: \$249,000	MLS® #: 083183105113203
Status: Active	
Legal Descr.: PT ISLAND 14, PLAN 142 IN RIDEAU LAKES SOUTH BURGESS PT 2, 28R7547: S/T RIGHT IN LR201663	
Address: 6773 BIG RIDEAU	
City: SAND ISLAND - BIG RIDEAU LAKE, K0G 1V0	
Prop known as: BIG RIDEAU LAKE	
Side of Road:	District: LEEDS / RIDEA
Lot Size: 230` X 1.2 AC	Sub-Dist: BAST
Appx Sq. Ft.:	Zoning: SEASONAL
Elem Schl:	Sec. School:
Possession:	

Public Remarks Welcome to 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 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 a pontoon boat so just unpack & enjoy Summer!

directions Contact Listing Broker for Lake Map.

Type: Cottage/Rec Properties	Heating: Stove/Fireplace	Exterior: Wood
Style: Bungalow	Fuel - Heating: Wood	Driveway: None
Title to Land: Freehold	Garage Type: None	Foundation/Basement: Concrete
Property Size: 1.0 -2.99 Acres	Water: Pond/Lake	Indoor Features: Basement WalkOut, Carpet Free, Woodstove
Site Features: Bay/Lake, Hardwood Bush, View, Wooded/Treed	Sewer: Other	Roof: Shingles - Asphalt
Access: Waterfront - Lake, Water Frontage, Island, Boat Access	Services: Telephone	Flooring: Softwood
	Rental Equipm.: None	Exterior Features: Storage Shed
	Docs Available: Land Survey	
	Hot Water Heating: Electric	

Inclusions Most furnishings, appliances, woodstove, canoe, pontoon boat.

Exclusions Personal Items

Bedrooms: 2+1	Sign: NO	UFFI: NO	Garage: Gar.Details:
Bathrooms: 0 \ 2	Lockbox: Yes	SPIS: No	Water Access: Yes
Rental Income:	Road:	Matrim.:	Water: File #:
Approx Building Age: 11-25			160613285

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	12 X 17 (COMBO DRM)	BASEMENT	BEDROOM	7.6 X 12.3
MAIN FLOOR	KITCHEN	7 X 8	BASEMENT	UTILITY	5.10 X 12.1
MAIN FLOOR	MASTER BEDROOM	11.9 X 11.9	MAIN FLOOR	BATH (# pieces 1-6)	1 PC
MAIN FLOOR	BEDROOM	8 X 13	BASEMENT	BATH (# pieces 1-6)	2 PC

Assessment: **\$** Taxes: **\$3073 (2016)** Improvements:

Condo Fee: Mobile/Leased Land F:

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



Compliments of: **SCOTT BURNS, Broker of Record: 613-498-4201**
 E-mail: scott@rideaurealty.ca
 Company Name: **124 RIDEAU REALTY LIMITED BROKERAGE: 613-272-5000**
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