



SCOTT BURNS
 Broker Of Record
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2017-08-28

505 LITTLE JOHN ISLAND, Perth K0G 1W0

ML#: 1051599

Price Change



Status: **Active**
 Dist/Neigh: **903- Drummond/N Elmsley (N Elmsley) Twp**
 Municipality:
 Neigh Name: **Big Rideau Lake**
 Lot Size: **0' x 0'** **Irregular**
 Zoning:
 Zoning Desc: **SEASONAL**
 Occupancy: **Owner**
 Legal Desc: **CONC 5, PT LOT 26 (SHORT VERSION...SEE REALTOR REMARKS)**

List Price: **\$379,000**
 Sub Type: **Residential**
 Fronting: **West**
 # Acres: **0.300**
 SqFt:
 Seasonal:

Directions/Remarks

Directions: **Only a few minute boat ride from Rideau Ferry. Contact the Listing Broker for lake map.**

Public Remarks: **Little John Island on Big Rideau Lake!!! This island get away has an amazing feel to it that is hard to describe. I have actually vacationed on this island myself & it was incredible. Beautiful views, fantastic waterfront with shallow & deep areas, good docking for multiple boats, wonderful decks & various little spots to enjoy 360 degree views. The cottage is turn key & gorgeous with 3 bedrooms, 1 bath + an additional outdoor shower, awesome screened in area....all looking at the stunning vistas. The ultimate in cottage living & privacy on the largest lake on the Rideau System. It would be an absolutely pleasure to show you this gorgeous island property.**

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: Baseboard, Wood Plus		Heat Fuel: Electricity, Wood	
Air Conditioning: Wall Unit		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: Laminate		Fire Retrofit:	
Appliances Incl:			
Feat/Equip Incl: Wood Stove			
Site Influences: Boat Access, Deck, Hydro, Island, Lakefront, Screened Porch, Water Access, Waterfront			
Neigh Influences: Recreation Nearby, Shopping Nearby, Water Nearby			
Exclusions: PERSONAL ITEMS, CABINET IN DINING RM, QUILTS ON BEDS, PATIO FURNITURE, WINE FRIDGE IN SHED			
Rental Equip: None			
Restrictions:			
Assistive Feat:			

Room Information

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
Living Rm	Main	8' x 17'	Dining Rm	Main	17' x 18'	Dining Rm	Main	8' x 13'
Kitchen	Main	7' x 14'5"	Master Bedrm	Main	8'8" x 12'	Bedroom	Main	8'6" x 12'
Bedroom	Main	8' x 8'8"	Foyer	Main	8' x 15'	Other	Main	7'2" x 12'

Other Property Information

Assoc/POTL Fee: **\$0** Taxes/Yr: **\$2,576.00/2016** 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: **120** SD: SP:
 SRD: