



2017-07-27

6699 BIG RIDEAU ISLAND, Lombardy K0G 1L0

ML#: 1066756



Status: **Active**
 Dist/Neigh: **819- Rideau Lakes (S Burgess) Twp**
 Municipality: **Big Rideau Lake**
 Neigh Name: **Big Rideau Lake**
 Lot Size: **0' x 0'** **Irregular**
 Zoning: **Seasonal**
 Zoning Desc: **Owner**
 Occupancy: **Owner**
 Legal Desc: **Burgess Con 5, Pt Lot 3**

List Price: **\$799,000**
 Sub Type: **Residential**
 Fronting: **West**
 # Acres: **0.500**
 SqFt:
 Seasonal:

Directions/Remarks

Directions: **Contact Listing Broker for Lake map showing location of Star Island and the main land lot off of R6.**

Public Remarks: **One of the most well known islands on the Big Rideau, STAR ISLAND, is now offered up for sale. This beautiful island has so much character & charm, fantastic waterfront & a separate main land property with lots of parking & docking, storage and it is extremely close to the island. The island has a main cottage with 4+ bedrooms & 2 baths, classic woodwork & front covered porch & a cozy wood stove. There is a separate guest cottage also with 4+ bedrooms, 1 bath, wrap around covered porch & a screened in area. Separate storage buildings, multiple fire pits, loads & loads of docking, swim raft, large sand beach area, amazing swimming & incredible sunsets! The feeling on this island & cottages is hard to describe. Relaxation & family memories are easily created at a property like this one. Book your personal viewing today.**

Property Information

Style: Detached	Type: 1 1/2 Storey	Total Beds: 8	Total Baths: 3
Builder:	Model:	Beds AG: 8	FB/PR Bths: 3/0
Year Built: Unknown	#Gar: 0	Beds BG: 0	Ensuites: 1
Parking Desc: Gravel		#Cover: 0	Total Park: 4
Heat Desc: Wood Plus		Heat Fuel: Wood	
Air Conditioning: None		Roof: Asphalt Shingle	
Water Supply: Lake Intake		# FP: 2	FP Fuel: Wood
Exterior Finish: Wood		Sewer: Other (See Remarks)	
Foundation: Block		Construction:	
Basement Desc: Crawl		Basement Dev: None (No Basement)	
Floor Covering: Softwood		Fire Retrofit:	
Appliances Incl: Refrigerator, Stove			
Feat/Equip Incl:			
Site Influences: Boat Access, Island, Lakefront, Water Access, Waterfront			
Neigh Influences: Recreation Nearby, Shopping Nearby, Water Nearby			
Exclusions:			
Rental Equip: None			
Restrictions:			
Assistive Feat:			

Room Information

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
Living Rm	Main	14'8" x 17'	Dining Rm	Main	12' x 13'8"	Kitchen	Main	7'8" x 16'
Eating Area	Main	7'10" x 11'8"	Bedroom	Main	10' x 10'	Bedroom	Main	10' x 10'
Bedroom	2nd	7'8" x 12'6"	Bedroom	2nd	7'8" x 12'6"	Bath 3-Piece	Main	
Ensuite 4-Piece	Main							

Other Property Information

Assoc/POTL Fee: **\$100**
 Fee Freq: **Annual**
 Taxes/Yr: **\$1,795.00/2017**
 Assmt/Yr:
 Survey/Yr:

Office Information

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

Conditional/Sold/Other Information

FD:
 DOM: **29**
 SRD:
 PR:
 SD:
 CD:
 SP: