



SCOTT BURNS
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0 ROTHWELLS ISLAND, Rideau Ferry K0G 1W0 ML#: **1117734**



Status: **Active** List Price: **\$398,000**
 Dist/Neigh: **903- Drummond/N Elmsley (N Elmsley) Twp** Sub Type: **Residential**
 Municipality: **Big Rideau Lake** Fronting: **West**
 Neigh Name: **Big Rideau Lake** # Acres: **0.578**
 Lot Size: **0' x 0'** Irregular SqFt:
 Zoning: **RESIDENTIAL** Seasonal:
 Zoning Desc: **Owner**
 Occupancy: **Owner**
 Legal Desc: **BIRCH ISLAND IN RIDEAU LAKE NORTH ELSLEY ; DRUMMOND-N ELSLEY, LANARK COUNTY**

Directions/Remarks

Directions: **On Big Rideau Lake near Rideau Ferry**

Public Remarks: **Rothwells Island is good for your soul. The 950 sqft cottage was built in the early 1900's & was refurbished with thought & style. Main cottage has two bedrooms, a bathroom & composting toilet. Living room/great room opens to bedrooms, bathroom, walk in closet & modern kitchen facing south with great views. Guest Bunkie sleeps four. Both have hydro & WiFi. Large shed & dry boat house provide plenty of storage. You'll appreciate the outdoor shower & stylish outhouse with window, tin ceiling, oak floor & granite toilet seat. Front dock faces the deep-water channel, perfect for lounging & boat watching. 2nd dock faces north & includes a 20x16 ft. boat slip. On west side there is a removable docking system for swimming or just relaxing. Great daytime sun & breathtaking evening sunsets await you. Rothwells Island - a half acre of paradise. Birds love to visit, loons are always calling & sometimes the bald eagles from the next island & fly by. Come for a visit, you won't want to leave.**

Property Information

Style: Detached	Type: Bungalow	Total Beds: 2	Total Baths: 1
Builder:	Model:	Beds AG: 2	FB/PR Bths: 1/0
Year Built: Unknown	#Gar: 0	Beds BG: 0	Ensuites: 0
Parking Desc: Other (See Remarks)		#Cover: 0	Total Park: 0
Heat Desc: Other (See Remarks)		Heat Fuel: Other (See Remarks)	
Air Conditioning: Window Unit		Roof: Asphalt Shingle	
Water Supply: Lake Intake		# FP: FP Fuel:	
Exterior Finish: Wood Siding		Sewer: Other (See Remarks)	
Foundation: Other (See Remarks)		Construction:	
Basement Desc: None		Basement Dev: None (No Basement)	
Floor Covering: Softwood		Fire Retrofit:	
Appliances Incl: Compactor, Dryer, Refrigerator, Stove, Washer			
Feat/Equip Incl: Ceiling Fan, Furnished, Hot Water Tank, Storage Shed			
Site Influences: Boat Access, BoatHouse, Island, Lakefront, Water Access, Waterfront			
Neigh Influences: Water Nearby			
Exclusions: personal effects			
Rental Equip: none			
Restrictions:			
Assistive Feat:			

Room Information

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
Kitchen	Main	10'2" x 11'6"	Living/Dining	Main	10' x 19'6"	Family Rm	Main	11'8" x 14'8"
Bedroom	Main	9' x 11'	Bedroom	Main	9' x 11'	Bath 4-Piece	Main	0 x 0
See Remarks	Other	12' x 16'						

Other Property Information

Assoc/POTL Fee: **\$0** Taxes/Yr: **\$1,900.00/2018**
 Fee Freq: **N/A** Assmt/Yr: Survey/Yr: