



STEVE WELLS
 Salesperson
 RIDEAU REALTY LIMITED, Brokerage
 steve@rideaurealty.ca
 Office Ph: 613-272-5000

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6239 BIG RIDEAU LAKE ISLAND, Portland K0G 1V0

ML#: 1165108

New Listing!



Status: Active
Dist/Neigh: 818- Rideau Lakes (Bastard) Twp
Municipality:
Neigh Name: Big Rideau Lake
Lot Size: 1064 ' x 347 '
Zoning:
Zoning Desc: seasonal/rec
Legal Desc: pt island 123 aka sunrise island pl 142 in rideau lake south burgess p/t 2 28r9552 s/t debts in lr161876 rideau lakes

List Price: \$399,900
Sub Type: Residential
Fronting: East
Acres: 2.100
IrreguSqFt:
Seasonal:

Directions/Remarks

Directions: From marina in Portland 5 min boat ride to Sunrise Island.
Public Remarks: Fantastic private getaway. Approx 2.1 acres on island (boat access only) on Big Rideau Lake. Main cottage sleeps 10 people. Two bunkies both have electricity both with own porches sleep 4 more people each. Separate work shop and shed round out structures on this island property. Many trails and a lot of trees for privacy. Great beach to swim in clear clean water. Great 30 foot dock for securing water toys.

Property Information

Style:	Detached	Type:	Bungalow(1 Story)	Total Beds:	4	Total Baths:	1
Builder:		Model:		Beds AG:	4	FB/PR Bths:	0/1
Year Built:	Unknown	#Gar:	0	Beds BG:	0	Ensuites:	0
Parking Desc:	None			#Cover:	0	Total Park:	0
Heat Desc:	Other (See Remarks)			Heat Fuel:	Wood		
Air Conditioning:	None			Roof:	Asphalt Shingle		
Water Supply:	Lake Intake			# FP:	1	FP Fuel:	Wood
Exterior Finish:	Wood			Sewer:	Other (See Remarks)		
Foundation:	Stone			Construction:			
Basement Desc:	None			Basement Dev:	None (No Basement)		
Floor Covering:	Laminate, Softwood			Fire Retrofit:			
Appliances Incl:	Refrigerator, Stove, 2 Fridges						
Feat/Equip Incl:	Bar-B-Que, Ceiling Fan, Furnished, Smoke Detector, Storage Shed						
Site Influences:	Private, Screened Porch, Treed Lot, Waterfront						
Neigh Influences:	Water Nearby						
Exclusions:	Personal items						
Rental Equip:	N/A						
Restrictions:	Unknown						

Room Information

<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>
LVDIN	Main	30' x 28'	BEDRM	Main	10' x 10'	BEDRM	Main	10' x 8'	SITTING	Main	30' x 10'
BEDRM	Main	12' x 9'	BEDRM	Main	12' x 9'						

Other Property Information

Assoc/POTL Fee: \$0
Fee Freq: N/A
Taxes/Yr: \$2,756.00/2019
Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

FD:
DOM: 2
SRD:
PR:
SD:
CD:
SP: