



**STEVE WELLS**  
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6239 BIG RIDEAU LAKE ISLAND, Portland K0G 1V0

ML#: 1189072

**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:** \$399,000  
**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:** Amazing island getaway. Approx 2.1 acres on island (boat access only) on Big Rideau Lake. Main cottage sleeps 10 people. There are two bunks, both have electricity, both with own porches and sleeps 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 with clear clean water. Large 30 foot dock for securing water toys. Escape to your own island property yet it is only a 5 min boat ride to the village of Portland to marina's, shopping etc.

Property Information

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

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
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:** 3  
**SRD:**  
**PR:**  
**SD:**  
**CD:**  
**SP:**