



**JOE KOZAK**  
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**FOR  
SALE**

## 8 ELBOW - SCOTT ISLAND, Elgin K0G 1E0

**ML#:** 1301285



**Status:** Active  
**Dist/Neigh:** 817- Rideau Lakes (S Crosby) Twp  
**Municipality:**  
**Neigh Name:** Clear Lake  
**Lot Size:** 150 ' x 130 '  
**Zoning:**  
**Zoning Desc:** Waterfront seasonal  
**Possession:** Immediate

**List Price:** \$489,900  
**Sub Type:** Residential  
**Fronting:** North  
**# Acres:** 0.420  
**Seasonal:** Yes

**Legal Desc:** PT ISLAND 150 AKA SCOTT ISLAND IN NEWBORO LAKE AKA MUD LAKE DEP PL 86 SOUTH CROSBY AS IN SC7563, EXCEPT PT 2 28R13811; T/W SC7563 TOWNSHIP OF RIDEAU LAKES (PIN#442870179) plus PT LT 21 CON 7 SOUTH CROSBY AS PT 2 28R13811 TOWNSHIP OF RIDEAU LAKES (PIN #442870300)

### Directions/Remarks

#### Directions:

Coming from Newboro Lake by boat go through the Elbow channel into Clear Lake & once through, take immediate right after entering Clear Lake. Listing is the 3rd cottage down the shoreline. 4WD access is also possible. Please ask the listing agent.

#### Public Remarks:

Have you ever dreamed of having your own private getaway on a beautiful lake? Here is a chance to make that dream come true. Get ready to relax. Fishing, swimming, or just cruising around the lakes will be your new lifestyle. With 150 feet of shoreline, this very cute and well maintained 2 bedroom, 1 bathroom 3 season cottage is just waiting for a new owner to enjoy it. Come and see the size of this porch, Wow! Cottage comes fully furnished with a 14 foot aluminum fishing boat with a 9.9hp Honda 4 stroke with electric start. Not many properties come along on the highly sought after Clear Lake. Part of the Rideau Canal with access to Newboro, Clear, Indian, Loon, Mosquito and Benson Lake without ever going through a lock. Travel by boat to the Opinicon Resort for a bite to eat or Ice Cream. Indian Lake and Brown's Marina are also just a boat ride away where you will find gas, a convenience store and a LCBO. What are you waiting for? \*Not holding offers\* Book your private showing today!

### Property Information

<b>Style:</b>	Detached	<b>Type:</b>	Bungalow(1 Storey)	<b>Total Beds:</b>	2	<b>Total Baths:</b>	1
<b>Builder:</b>		<b>Model:</b>		<b>Beds AG:</b>	2	<b>FB/PR Bths:</b>	1/0
<b>Year Built:</b>	1963/Approx	<b>#Gar:</b>	0	<b>Beds BG:</b>	0	<b>Ensuities:</b>	0
<b>Parking Desc:</b>	Open			<b>#Cover:</b>	0	<b>Total Park:</b>	3
<b>Heat Desc:</b>	Wood Plus			<b>Heat Fuel:</b>	Wood		
<b>Air Conditioning:</b>	None			<b>Roof:</b>	Asphalt Shingle		
<b>Water Supply:</b>	Lake Intake			<b># FP:</b>		<b>FP Fuel:</b>	
<b>Exterior Finish:</b>	Wood, Wood Siding			<b>Sewer:</b>	Septic Installed		
<b>Foundation:</b>	Block			<b>Construction:</b>			
<b>Basement Desc:</b>	Crawl, None			<b>Basement Dev:</b>	None (No Basement)		
<b>Floor Covering:</b>	Laminate, Tile			<b>Fire Retrofit:</b>	No		
<b>Appliances Incl:</b>	Hood Fan, Microwave, Refrigerator, Stove						
<b>Feat/Equip Incl:</b>	Ceiling Fan, Furnished, Wall Mounted TV, Wood Stove						
<b>Site Influences:</b>	Boat Access, Deck, Family Oriented, Island, Lakefront, Lakeview, Recreational, Waterfront						
<b>Neigh Influences:</b>	Recreation Nearby, Shopping Nearby, Water Nearby						
<b>Rental Equip:</b>	none						

### 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>
BEDRM	Main	8'07" x 9'03"	BEDRM	Main	8'07" x 9'03"	BATH3	Main	12'08" x 4'	KITCH	Main	7' x 8'04"
DINRM	Main	10'01" x 16'06"	PORCH	Main	15'08" x 19'04"						

### Other Property Information

**Assoc/POTL Fee:** \$0  
**Fee Freq:** N/A  
**Taxes/Yr:** \$2,439.00/2022  
**Assmt/Yr:**  
**Survey/Yr:**

### Office Information

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

### Conditional/Sold/Other Information

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

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