



127 ISLAND ISLAND, Newboro K0G 1E0

ML#: 1359404



Status: **Active**
 Dist/Neigh: **817- Rideau Lakes (S Crosby) Twp**
 Munic: **Rideau Lakes Twp**
 Neigh Name: **Newboro Lake**
 Lot Size: **532.41 ' x 0 ' Irregular**
 Zoning: **Residential**
 Zoning Desc: **TBD**
 SubDiv: **TBD**
 Possession: **TBD**
 Legal: **ISLAND 127 IN NEWBORO LAKE AKA MUD LAKE DEP PL 86 SOUTH CROSBY; RIDEAU LAKES**

List Price: **\$235,000**
 Type: **Waterfront Lot**
 Sale/Lse: **Northwest**
 Fronting: **0.430**
 # Acres: **0.430**
 # Lots:

Directions/Remarks

Directions: **Boat access only. On Newboro Lake between Foley Island & channel Island. Nearest boat launch is at 77 Lock Rd, Newboro.**

Public Remarks: **Escape to your own private oasis on this secluded island retreat on Newboro Lake! Accessible only by boat, this enchanting property offers the ultimate getaway experience. This rustic island paradise provides an authentic off-grid experience, with no running water or electricity; however, the cabin and kitchen are wired for generator use, ensuring modern conveniences when needed. A composting toilet is available in a separate outhouse. The main dock, facing West, beckons you to soak up the sun and swim into the crystal-clear waters. With depths ranging from 5 to 6 feet near the dock, it's perfect for swimming and water activities. The island features a charming 12" x 12" cabin, a separate bunkie is set up as a kitchen. The property also boasts a recently installed large deck. Indulge in the serenity and seclusion of island living. Embrace nature, disconnect from the outside world, and create memories that will last a lifetime.**

Property Details

Current Use: **Waterfront Lot**
 Building Permit: **Waterfront Lot**
 Develop Status: **Waterfront Lot**
 Convenants: **Waterfront Lot**
 Water Supply: **None**
 Lot Improve: **None**
 Site Influences: **Boat Access, Island, Lakefront, Private, Water Access, Waterfront**
 Neigh Influences: **Boat Access, Island, Lakefront, Private, Water Access, Waterfront**
 Restrictions: **Boat Access, Island, Lakefront, Private, Water Access, Waterfront**

Other Property Information

Taxes/Yr: **\$246.00/2023**
 Assmt/Yr: **\$0.00**
 Survey/Yr: **\$0.00**

Office Information

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

Conditional/Sold/Other Information

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

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