

	<b>9 NEWBORO-MCCASKILL Isle</b> <b>Rideau Lakes Ontario K0G 1P0</b> Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp Leeds and Grenville <b>SPIS:</b> N <b>Taxes:</b> \$2,993.14/2024		<b>List: \$399,900 For: Sale</b>		
	Detached <b>Link:</b> N Bungalow		<b>Front On:</b> S <b>Acre:</b> .50-1.99	<b>Rms:</b> 7 + 0 <b>Bedrooms:</b> 2 + 0 <b>Washrooms:</b> 1 1x3xMain	
	<b>Lot:</b> 356 x 225 Feet <b>Irreg:</b> <b>Dir/Cross St:</b> Newboro Boat Launch <b>Directions:</b> From the Newboro boat launch, McCaskill Island is straight ahead. You are going to go around the south side of the island. The property is the 2nd property on the left hand side (look for signs).				
	<b>MLS#:</b> X12115037 <b>PIN#:</b> 442850160 <b>Possession Remarks:</b> TBD				
<b>Kitchens:</b> 1 + 0 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Baseboard / Electric <b>A/C:</b> None <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 700-1100 <b>Lot Size Source:</b> GeoWarehouse <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Piers <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> Main <b>Phys Hdcap-Eqp:</b>		<b>Exterior:</b> Wood <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> <b>Drive:</b> <b>Drive Park Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Golf, Island, Lake Access, Waterfront, Waterfront <b>Interior Feat:</b> None		<b>Zoning:</b> RU <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> None <b>Water Supply</b> Lake/River <b>Type:</b> <b>Sewer:</b> Septic <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> Direct <b>Retirement:</b> <b>HST Applicable to</b> Not Subject to HST <b>Sale Price:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Available	
<b>Water Body Name:</b> Newboro Lake <b>Water Body Type:</b> Lake <b>Topography:</b> Level <b>Water Features:</b> Dock <b>Access to Property:</b> By Water,Public Docking,Water Only <b>Docking Type:</b> Public <b>Water View:</b> Direct <b>WaterfrontYN:</b> Y <b>Waterfront:</b> Direct		<b>Shoreline:</b> Clean <b>Shoreline Allowance:</b> None <b>Alternative Power:</b> None <b>Easements/Restrict:</b> Unknown <b>Rural Services:</b> Electricity Connected <b>Waterfront Accessory Bldgs:</b> Not Applicable			
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>
1	Kitchen	Main	13.75	x 11.22	
2	Living	Main	19.06	x 10.83	
3	Bathroom	Main	6.82	x 4.82	
4	Br	Main	9.65	x 10.5	
5	Den	Main	10.73	x 9.81	
6	Br	Main	9.81	x 11.58	
7	Laundry	Main	11.75	x 13.06	
<b>Client Remks:</b> Only quick 2-3 minute boat ride from the picturesque village of Newboro, you will find this well maintained single story cottage nestled in the mature trees of McCaskill Island, giving you the upmost privacy. This property features 356 ft (approx) of waterfront on flat terrain. This cottage has an open concept kitchen and living room area with vaulted ceilings. In addition, there is a 3-piece bath, 2-bedrooms + den, and a laundry room which features a bathtub. The highlight of this cottage has to be the screened in porch that boast the beautiful view of Newboro Lake. This property also has a couple of outbuildings, perfect for storage of any outdoor equipment! The best part about choosing to be on Newboro Lake, is that if you get board of exploring this 19.2 sq/km lake, you are able to boat to 5 other lakes, without going through a lock. Don't miss out on owning this slice of paradise on the Rideau System, book your showing today! <b>Inclusions:</b> Stove, 2 Fridges, Microwave, Dryer, Washer, Hood Fan, furnished minus personal items - All in as is where is condition <b>Listing Contracted With:</b> RIDEAU REALTY LIMITED <b>Ph:</b> 613-272-5000					