



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

9 NEWBORO-MCCASKILL ISLAND, Newboro K0G 1P0 ML#: 1398184



Status: Active
Dist/Neigh: 817- Rideau Lakes (S Crosby) Twp
Municipality: Newboro Lake
Neigh Name: 356' x 225'
Lot Size: 356' x 225'
Zoning: RU
Zoning Desc: Immediate
Possession: Immediate
Legal Desc: PT ISLAND 1 AKA MCCASKILLS ISLAND IN NEWBORO LAKE AKA MUD LAKE DEP PL 86 SOUTH CROSBY PT 2 28R2673; RIDEAU LAKES

List Price: \$449,000
Sub Type: Residential
Fronting: South
Acres: 1.600
Seasonal: Yes

Directions/Remarks

Directions: 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).

Public Remarks: 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 utmost 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. The highlight of this cottage has to be the screened in porch that boast the beautiful view of Newboro Lake. This property also 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!

Property Information

Style: Detached	Type: Bungalow(1 Storey)	Total Beds: 2	Total Baths: 1
Builder: Unknown	Model: 0	Beds AG: 2	FB/PR Bths: 1/0
Year Built: Other (See Remarks)	#Gar: 0	Beds BG: 0	Ensuites: 0
Parking Desc: Baseboard		#Cover: 0	Total Park: 0
Heat Desc: None		Heat Fuel: Electricity	
Air Conditioning: Lake Intake		Roof: Asphalt Shingle	
Water Supply: Wood		# FP: Septic Installed	FP Fuel:
Exterior Finish: Block, Other (See Remarks)		Sewer: Septic Installed	
Foundation: None		Construction: None (No Basement)	
Basement Desc: Carpet W/W & Mixed, Hardwood, Linoleum		Basement Dev: N/A	
Floor Covering: Dryer, Hood Fan, Microwave, Stove, Washer, 2 Fridges			
Appliances Incl: Furnished			
Feat/Equip Incl: Flat Site, Water Access, Waterfront			
Site Influences: Golf Nearby, Shopping Nearby			
Neigh Influences: Personal Items			
Exclusions: NONE			
Rental Equip: Unknown			
Restrictions: Unknown			
Secondary Dwelling Unit (SDU): No			

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
KITCH	Main	13'9" x 11'3"	LIVRM	Main	19'1" x 10'10"	BATH3	Main	6'10" x 4'10"	BEDRM	Main	9'8" x 10'6"
DEN	Main	10'9" x 9'10"	BEDRM	Main	9'10" x 11'7"	LAUND	Main	11'9" x 13'1"			

Pets Allowed:

Other Property Information

Taxes/Yr: \$2,878.00/2023
Assoc/POTL Fee: \$0.00
Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

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