



SCOTT BURNS
 Broker Of Record
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6773 BIG RIDEAU ROAD, Portland K0G 1V0

ML#: 1409637



Status: Active
Dist/Neigh: 818- Rideau Lakes (Bastard) Twp
Municipality: Rideau Lakes Twp
Neigh Name: Big Rideau Lake - Sand Island
Lot Size: 230' x 0' **Irregular**
Zoning:
Zoning Desc: SEASONAL
Possession: TBD
Legal Desc: PT ISLAND 14, PLAN 142 IN RIDEAU LAKES SOUTH BURGESS PT 2, 28R7547: S/T RIGHT IN LR201663

List Price: **\$419,000**
Sub Type: Residential
Fronting: Northwest
Acres: 1.200
Seasonal: Yes

Directions/Remarks

Directions: Sand Island is only a couple minute boat ride from the boat launch on Big Rideau Lake Rd / Waterways Campground or a 5-10 boat ride from marinas in Portland.

Public Remarks: Looking for an affordable waterfront cottage property on sought after BIG RIDEAU LAKE? Check out this beautiful 1.2 acre off grid cottage property on Sand Island. West facing for incredible sunsets. 230 feet of good shoreline with excellent swimming including a sand beach for the little ones, main dock for your boat & a separate dock for your canoe/kayak, fishing boat etc. This lovely boat access only, fully furnished / equipped 2+1 cedar cottage is completely off grid with small solar system & generator that provides power. Beautiful custom details / wood work everywhere. Woodstove, small loft area for kids, walkout basement & the list goes on. Fantastic wrap around deck for entertaining plus a separate workshop / storage that could also function as a potential bunkie. Only a couple minute boat ride from boat launch on Big Rideau Lake Rd or 5-10 min boat ride from Portland. Don't miss out this opportunity!

Property Information

Style: Detached	Type: Bungalow(1 Storey)	Total Beds: 3	Total Baths: 2
Builder: Unknown	Model: 0	Beds AG: 2	FB/PR Bths: 0/2
Year Built: None	#Gar: 0	Beds BG: 1	Ensuites: 0
Parking Desc: None		#Cover: 0	Total Park: 0
Heat Desc: Wood Plus		Heat Fuel: Wood	
Air Conditioning: None		Roof: Asphalt Shingle	
Water Supply: Lake Intake		# FP: Other (See Remarks)	FP Fuel:
Exterior Finish: Wood		Construction: Partly Finished	
Foundation: Block		Basement Dev: N/A	
Basement Desc: Part		Fire Retrofit: N/A	
Floor Covering: Softwood			
Appliances Incl: Cooktop, Refrigerator			
Feat/Equip Incl: Ceiling Fan, Furnished, Solar, Storage Shed, Wood Stove			
Site Influences: Boat Access, Island, Lakeview, Phone, Private, Water Access, Waterfront, Wooded Area			
Neigh Influences: Recreation Nearby, Water Nearby			
Exclusions: Personal Items			
Rental Equip: None			
Secondary Dwelling Unit (SDU): No			

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LIVRM	Main	12'0" x 17'0"	KITCH	Main	7'0" x 8'0"	PRBED	Main	11'9" x 11'9"	BEDRM	Main	8'0" x 13'0"
BEDRM	Bsmt	7'6" x 12'3"	UTIL	Bsmt	5'10" x 12'1"						

Pets Allowed:

Other Property Information

Taxes/Yr: \$3,289.00/2024
Assmt/Yr:
Assoc/POTL Fee: \$0.00
Survey/Yr:

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

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