



6773 Big Rideau Rd **List: \$349,000 For: Sale**
Rideau Lakes Ontario K0G 1V0
 Rideau Lakes 819 - Rideau Lakes (South Burgess) Twp Leeds and Grenville
SPIS: N **Taxes: \$2,821/2024**

Detached **Front On: N** **Rms: 5 + 3**
Link: N **Acre: .50-1.99** **Bedrooms: 2 + 1**
 Sidesplit **Washrooms: 2**
 1x1, 1x2

Lot: 230 x 287 Feet Irreg:

Dir/Cross St:

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.

Directions:

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MLS#: X12156166 **PIN#: 441250332**

Possession Remarks: TBD

Kitchens:	1	Exterior:	Wood	Zoning:	Seasonal
Fam Rm:	N	Gar/Gar Spcs:	None / 0	Cable TV:	
Basement:	Part Fin / W/O	Park/Drive:		Hydro:	
Fireplace/Stv:	Y	Drive:		Gas:	
Heat:	Other / Wood	Drive Park Spcs:	0	Phone:	
A/C:	None	Tot Prk Spcs:	0	Water:	Other
Central Vac:	N	UFFI:		Water Supply:	
Apx Age:		Pool:	None	Sewer:	Other
Year Built:	1997	Energy Cert:		Spec Desig:	Unknown
Yr Built Source:	MPAC	Cert Level:		Farm/Agr:	
Apx Sqft:	700-1100	GreenPIS:		Waterfront:	Direct
Lot Size Source:	MPAC	Prop Feat:	Fireplace/Stove, Waterfront	Retirement:	
Roof:	Asphalt Shingle	Interior Feat:	Carpet Free, Generator - Partial, Primary Bedroom - Main Floor, Solar Owned	HST Applicable to	Not Subject to HST
Foundation:	Concrete Block			Sale Price:	
Assessment:				Oth Struct:	
POTL:				Survey Type:	Boundary Only
POTL Mo Fee:					
Elevator/Lift:					
Laundry Lev:					
Phys Hdcap-Eqp:					

Water Body Name: Big Rideau Lake

Water Body Type: Lake

Water Features: Beach Front, Dock, Island

Access to Property: Water Only

Docking Type: Private

Water View: Partially Obstructive

WaterfrontYN: Y

Waterfront: Direct

Shoreline: Clean, Sandy, Mixed

Shoreline Allowance: Owned

Alternative Power: Solar Power

Easements/Restrict: Unknown

Waterfront Accessory Bldgs: Wet Slip, Double Slips

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	11.98	x 16.99	
2	Kitchen	Main	6.99	x 7.97	
3	Prim Bdrm	Main	11.75	x 6.56	
4	2nd Br	Main	7.97	x 9.84	
5	3rd Br	Lower	7.48	x 12.24	
6	Utility	Lower	5.81	x 12.07	

Client Remks: Affordable waterfront cottage property on sought after BIG RIDEAU LAKE. Check out this beautiful 1.2 acre off grid cottage property on Sand Island (boat/water access only). 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. Wood stove, 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!

Inclusions: Fully furnished, all appliances, solar system, Honda generator, dock

Listing Contracted With: RIDEAU REALTY LIMITED **Ph:** 613-272-5000