


22 Birch Island **List: \$299,900 For: Sale**
Rideau Lakes Ontario K0G 1E0

Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp Leeds and Grenville

SPIS: N **Taxes:** \$2,856/2025

Detached

Front On: S

Rms: 7

Link: N

Acre: .50-1.99

Bedrooms: 2

Bungalow

Washrooms: 1
1x4xMain

Lot: 100 x 175 Feet Irreg:

Dir/Cross St:

Easiest access is from the public boat launch at the end of Glover Rd or from Sand Lake Marina

Directions:

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MLS#: X12156616

PIN#: 442890312

Possession Remarks: TBD

Kitchens:	1	Exterior:	Wood	Zoning:	Seasonal
Fam Rm:	N	Gar/Gar Spcs:	None / 0	Cable TV:	
Basement:	Part Bsmt / Unfinished	Park/Drive:		Hydro:	
Fireplace/Stv:	Y	Drive:		Gas:	
Heat:	Baseboard / Electric	Drive Park Spcs:	0	Phone:	
A/C:	Window Unit	Tot Prk Spcs:	0	Water:	Other
Central Vac:	N	UFFI:		Water Supply	
Apx Age:		Pool:	None	Type:	
Apx Sqft:	< 700	Energy Cert:		Sewer:	Septic
Lot Size Source:	GeoWarehouse	Cert Level:		Spec Desig:	Unknown
Roof:	Asphalt Shingle	GreenPIS:		Farm/Agr:	
Foundation:	Piers,Wood Frame	Prop Feat:		Waterfront:	Direct
Assessment:		Fireplace/Stove, Waterfront		Retirement:	
POTL:		Interior Feat:		HST Applicable to	Not Subject to HST
POTL Mo Fee:		Storage,Water Heater Owned		Sale Price:	
Elevator/Lift:				Oth Struct:	
Laundry Lev:				Survey Type:	Boundary Only
Phys Hdcap-Eqp:					

Water Body Name: Sand Lake

Shoreline: Deep,Mixed,Natural

Water Body Type: Lake

Shoreline Allowance: Owned

Water Features: Dock

Alternative Power: None

Access to Property: Water Only

Easements/Restrict: Unknown

Docking Type: Private

Waterfront Accessory Bldgs: Multiple Slips

Water View: Direct,Unobstructive

WaterfrontYN: Y

Waterfront: Direct

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.58	x 16.99	
2	Kitchen	Main	9.32	x 16.99	
3	Br	Main	7.32	x 9.84	
4	2nd Br	Main	10.5	x 10.66	
5	Laundry	Main	5.91	x 7.41	

Client Remks: Looking for an affordable cottage property on the historic Rideau System? This meticulously maintained cottage is located on beautiful Birch Island on Sand Lake and is only a couple minute boat ride from Sand Lake Marina. This private tranquil cottage retreat has some incredible southerly lake views, great docking, newer stairs and easy ramp for simple access. The 2 bed, 1 bath cottage with additional small loft area is completely turn key, fully furnished and ready to go. Just drop your bags, grab your fishing pole or head out on the lake to explore. Open concept kitchen, dining and living area which also has a cozy wood stove. The partially covered wrap around decking has amazing views, awesome for entertaining and hosting amazing summertime BBQ feasts. The basement utility area has excellent storage and the property is serviced by a septic system and lake water supply. Quick closing available so you can move in and take advantage of the entire 2025 summer season at an extremely affordable price. Cottage lake life nestled in the serene surroundings of Sand Lake on the Rideau System awaits!

Inclusions: Fully furnished, turn key. Everything on the property currently will remain with the property.

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