


22 Birch Island **List: \$325,000 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

Link: N

Bungalow

Front On: S

Acre: .50-1.99

Rms: 7

Bedrooms: 2

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

MLS#: X12156616

PIN#: 442890312

Possession Remarks: TBD

Kitchens:	1	Exterior:	Wood	Zoning:	Seasonal
Fam Rm:	N	Drive:		Cable TV:	
Basement:	Part Bsmt / Unfinished	Gar/Gar Spcs:	None / 0	Hydro:	
Fireplace/Stv:	Y	Drive Park Spcs:	0	Gas:	
Heat:	Baseboard / Electric	Tot Prk Spcs:	0	Phone:	
A/C:	Window Unit	UFFI:		Water:	Other
Central Vac:	N	Pool:	None	Water Supply:	
Apx Age:		Energy Cert:		Sewer:	Septic
Apx Sqft:	< 700	Cert Level:		Spec Desig:	Unknown
Assessment:		GreenPIS:		Farm/Agr:	
POTL:		Prop Feat:		Waterfront:	Direct
POTL Mo Fee:		Fireplace/Stove, Waterfront		Retirement:	
Elevator/Lift:				Oth Struct:	
Laundry Lev:					
Phys Hdcap-Eqp:					

Water Body Name: Sand Lake

Water Body Type: Lake

Water Features: Dock

Access to Property: Water Only

Docking Type: Private

Water View: Direct,Unobstructive

WaterfrontYN: Y

Waterfront: Direct

Shoreline: Deep,Mixed,Natural

Shoreline Allowance: Owned

Alternative Power: None

Easements/Restrict: Unknown

Waterfront Accessory Bldgs: Multiple Slips

#	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!

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