

*Six Lakes. Zero Locks. One Island.*



## 3 Scott Isle, Rideau Lakes, ON

### A Private Off-Grid Cedar Cottage on Scott Island, Newboro Lake

Escape to your island paradise on beautiful Scott Island, nestled in the heart of Newboro Lake. Launch your boat at the Newboro Public Boat Launch and enjoy a short, scenic ride through the picturesque islands to this secluded waterfront retreat. Surrounded by nature and offering complete privacy, this off-grid cedar cottage is the perfect getaway for those seeking peace, tranquility, and exceptional boating. A large dock welcomes you to the property, where deep, clean waterfront provides excellent swimming, boating, and level access to the water from several locations. A pathway leads from the dock to the cottage, while a storage shed tucked behind the cottage offers plenty of room for tools and outdoor gear. Inside, you'll find a spacious layout featuring three bedrooms and 1.5 bathrooms. The sunken living room is the heart of the cottage, showcasing soaring cathedral ceilings, a cozy woodstove, and an open dining area that's perfect for entertaining. A separate family room provides additional living space, while the screened-in porch is an ideal spot to relax and enjoy the peaceful surroundings.

# X13521064

\$ \$475,000

3 Bedrooms

2 Bathrooms

1.78 Acres

Newboro  
Lake

*Your Total Real Estate Package!*

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



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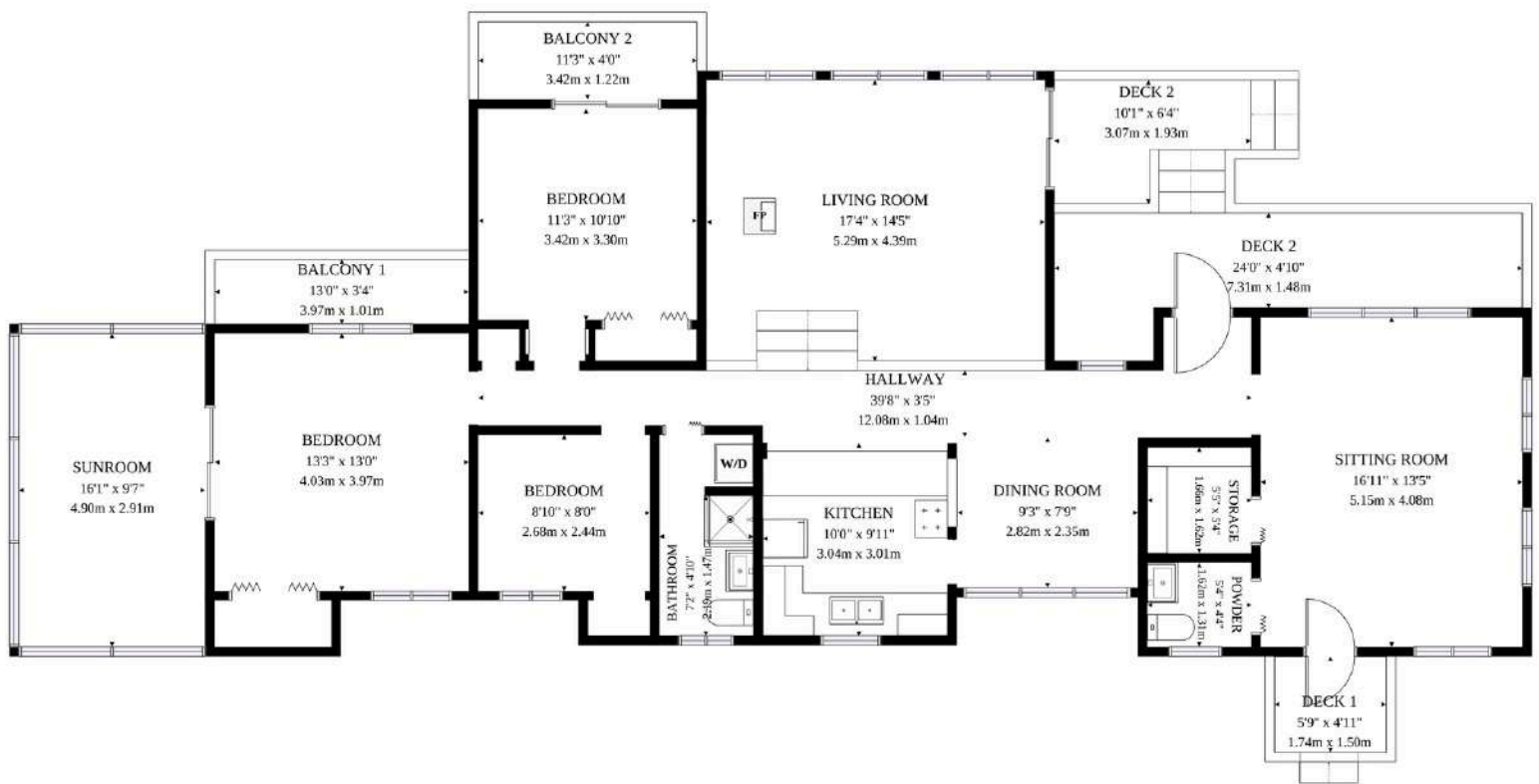
## A Private Off-Grid Cedar Cottage on Scott Island, Newboro Lake

- **Your Private Island Escape on Newboro Lake:** Escape to your island paradise on beautiful Scott Island, nestled in the heart of Newboro Lake. Launch your boat at the Newboro Public Boat Launch and enjoy a short, scenic ride through the picturesque islands to this secluded waterfront retreat. Surrounded by nature and offering complete privacy, this off-grid cedar cottage is the perfect getaway for those seeking peace, tranquility, and exceptional boating.
- **Deep, Clean Waterfront and Outdoor Space:** A large dock welcomes you to the property, where deep, clean waterfront provides excellent swimming, boating, and level access to the water from several locations. A pathway leads from the dock to the cottage, while a storage shed tucked behind the cottage offers plenty of room for tools and outdoor gear.
- **Comfortable Cottage Living:** Inside, you'll find a spacious layout featuring three bedrooms and 1.5 bathrooms. The sunken living room is the heart of the cottage, showcasing soaring cathedral ceilings, a cozy woodstove, and an open dining area that's perfect for entertaining. A separate family room provides additional living space, while the screened-in porch is an ideal spot to relax and enjoy the peaceful surroundings.
- **Fully Off-Grid and Ready to Personalize:** The cottage is fully off-grid with generator power, lake water, and a septic system already in place. Being sold as is, it offers an excellent opportunity to update and personalize a truly special island retreat.
- **Miles of Connected Lakes on the Rideau System:** Scott Island is surrounded by 6 interconnected lakes, offering miles of outstanding boating, fishing, paddling, and exploring without passing through a single lock on the Rideau Canal system. Whether you're looking for a peaceful family getaway, a private waterfront escape, or a unique island property, this charming cedar cottage offers an exceptional opportunity to enjoy the beauty and lifestyle of the Rideau Lakes.

## Directions

- Newboro Public Boat Ramp, boat to Scott Island

# FLOORPLAN



## GROSS INTERNAL AREA

FLOOR1:1368 sq.ft, 127.11 m<sup>2</sup>

TOTAL:1368 sq.ft, 127.11 m<sup>2</sup>

## EXCLUDED AREA

BALCONY 2: 45 sq.ft, 4.16 m<sup>2</sup>; SUNROOM: 154 sq.ft, 14.27m<sup>2</sup>; BALCONY 1: 43 sq.ft, 4.00m<sup>2</sup>; DECK 2: 191 sq.ft, 17.75 m<sup>2</sup>; DECK 1: 28 sq.ft, 2.62 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# AERIAL IMAGES





# INTERACTIVE LINKS

## Virtual Tour



Scan the QR Code or Visit:  
<https://my.matterport.com/show/?m=heU7DCjEmAC>

## Video Tour



Scan the QR Code or Visit:  
<https://youtu.be/XW9WVpQbViM>

## Google Map



Scan the QR Code or Visit:  
<https://maps.app.goo.gl/iQpahxDj5NNhuRVH7>

## Panorama View



Scan the QR Code or Visit:  
<https://360panos.org/panos/3ScottIsland/>

# MLS LISTING



**3 Scott Isle** **List: \$475,000 For: Sale**

**Rideau Lakes Ontario K0G 1X0**

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

**SPIS:** No

**Taxes:** \$1,980.86/2025

**DOM:** 0

Detached

**Link:** N

Bungalow

**Front On:** N

**Acre:** .50-1.99

**Rms:** 11

**Bedrooms:** 3

**Washrooms:** 2

1x2xMain, 1x3xMain

**Lot:** 440 x 230 FeetIrreg:

**Dir/Cross St:** Newboro Public Boat Ramp

**Directions:** Newboro Public Boat Ramp- Boat to Scott Island

**MLS#:** X13521064

**PIN#:** 442870244

**Possession Remarks:** TBD

**Legal:** PT ISLAND 150 AKA SCOTT ISLAND IN NEWBORO LAKE AKA MUD LAKE DEP PL 86 SOUTH CROSBY AS IN LR127017 EXCEPT THE EASEMENT THEREIN; RIDEAU LAKES

|                         |                       |                         |                                                                                                                         |                                      |                    |
|-------------------------|-----------------------|-------------------------|-------------------------------------------------------------------------------------------------------------------------|--------------------------------------|--------------------|
| <b>Kitchens:</b>        | 1                     | <b>Exterior:</b>        | Wood                                                                                                                    | <b>Zoning:</b>                       | RU                 |
| <b>Fam Rm:</b>          | Y                     | <b>Gar/Gar Spcs:</b>    | None / 0                                                                                                                | <b>Cable TV:</b>                     | No                 |
| <b>Basement:</b>        | None                  | <b>Drive:</b>           | None                                                                                                                    | <b>Hydro:</b>                        | No                 |
| <b>Fireplace/Stv:</b>   | Y                     | <b>Drive Park Spcs:</b> | 0                                                                                                                       | <b>Gas:</b>                          | No                 |
| <b>Heat:</b>            | Other / Propane, Wood | <b>Tot Prk Spcs:</b>    | 0                                                                                                                       | <b>Phone:</b>                        | A                  |
| <b>A/C:</b>             | Window Unit           | <b>UFFI:</b>            | None                                                                                                                    | <b>Water:</b>                        | Other              |
| <b>Central Vac:</b>     | No                    | <b>Pool:</b>            |                                                                                                                         | <b>Water Supply Type:</b>            | Lake/River         |
| <b>Apx Age:</b>         | 51-99                 | <b>Energy Cert:</b>     |                                                                                                                         | <b>Sewer:</b>                        | Septic             |
| <b>Year Built:</b>      | 1975                  | <b>Cert Level:</b>      |                                                                                                                         | <b>Spec Desig:</b>                   | Unknown            |
| <b>Yr Built Source:</b> | MPAC                  | <b>GreenPIS:</b>        |                                                                                                                         | <b>Farm/Agr:</b>                     |                    |
| <b>Apx Sqft:</b>        | 1100-1500             | <b>Prop Feat:</b>       | Clear View, Family Room, Fireplace/Stove, Island, Lake Access, Waterfront, Waterfront, Wooded/Treed                     | <b>Waterfront:</b>                   | Direct             |
| <b>Lot Size Source:</b> | GeoWarehouse          | <b>Exterior Feat:</b>   | Deck, Fishing, Privacy, Porch, Porch Enclosed, Seasonal Living                                                          | <b>Retirement:</b>                   | None               |
| <b>Roof:</b>            | Asphalt Shingle       | <b>Interior Feat:</b>   | Carpet Free, Generator - Full, On Demand Water Heater, Primary Bedroom - Main Floor, Separate Heating Controls, Storage | <b>Accessibility Feat:</b>           | None               |
| <b>Foundation:</b>      | Concrete Block, Piers | <b>Security Feat:</b>   | Carbon Monoxide Detectors, Smoke Detector                                                                               | <b>Under Contract:</b>               | None               |
| <b>Assessment:</b>      |                       |                         |                                                                                                                         | <b>HST Applicable to Sale Price:</b> | Not Subject to HST |
| <b>POTL:</b>            |                       |                         |                                                                                                                         | <b>Other Struct:</b>                 | Shed               |
| <b>POTL Mo Fee:</b>     |                       |                         |                                                                                                                         | <b>Survey Type:</b>                  | None               |
| <b>Elevator/Lift:</b>   |                       |                         |                                                                                                                         |                                      |                    |
| <b>Laundry Lev:</b>     | Main                  |                         |                                                                                                                         |                                      |                    |
| <b>Phys Hdcap-Eqp:</b>  |                       |                         |                                                                                                                         |                                      |                    |

**Water Body Name:** Newboro Lake

**Water Body Type:** Lake

**Water Frontage (M):** 440

**Topography:** Hillside, Rocky, Wooded/Treed

**Water Features:** Dock, Island

**Access to Property:** By Water, Private Docking, Water Only

**Docking Type:** Private

**Water View:** Direct, Partially Obstructive

**WaterfrontYN:** Yes

**Waterfront:** Direct

**Shoreline:** Clean, Deep, Mixed

**Shoreline Allowance:** None

**Shoreline Exp:** NE

**Alternative Power:** Generator-Wired

**Easements/Restrict:** Unknown

**Rural Services:** Cell Services, Off Grid

**Waterfront Accessory Bldgs:** Not Applicable

**Water Delivery Features:** Heatd Waterline

| #  | Room      | Level | Length (ft) | Width (ft) | Description |                 |                    |
|----|-----------|-------|-------------|------------|-------------|-----------------|--------------------|
| 1  | Family    | Main  | 17.39       | x13.78     | Vinyl Floor | Vaulted Ceiling | W/O To Yard        |
| 2  | Bathroom  | Main  | 4.92        | x4.27      | 2 Pc Bath   | Vinyl Floor     |                    |
| 3  | Foyer     | Main  | 6.23        | x4.92      | Vinyl Floor | W/O To Deck     |                    |
| 4  | Dining    | Main  | 11.15       | x8.86      | Vinyl Floor |                 |                    |
| 5  | Kitchen   | Main  | 9.51        | x9.19      | Vinyl Floor |                 |                    |
| 6  | Living    | Main  | 17.39       | x14.44     | Vinyl Floor | Wood Stove      | W/O To Deck        |
| 7  | Bathroom  | Main  | 9.84        | x4.92      | 3 Pc Bath   | Vinyl Floor     | Combined W/Laundry |
| 8  | 2nd Br    | Main  | 8.53        | x7.87      | Vinyl Floor | W/O To Deck     |                    |
| 9  | 3rd Br    | Main  | 11.15       | x11.15     | Vinyl Floor | W/O To Deck     |                    |
| 10 | Prim Bdrm | Main  | 13.45       | x13.12     | Vinyl Floor | W/O To Deck     |                    |
| 11 | Sunroom   | Main  | 16.08       | x 9.51     | Broadloom   |                 |                    |

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**Inclusions:** Furniture, 2 Generators, Pontoon Boat with Trolling Motor, Large Ladder, Supplies in Shed, Washer, Dryer, Benches, Picnic Table, Wood, Grill

**Listing Contracted With:** ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGEPh: 613-273-9595



## Questions? Contact us:

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



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*Your Total Real Estate Package!*