

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 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. 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. 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.

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, BROKERAGE **Ph:** 613-273-9595