

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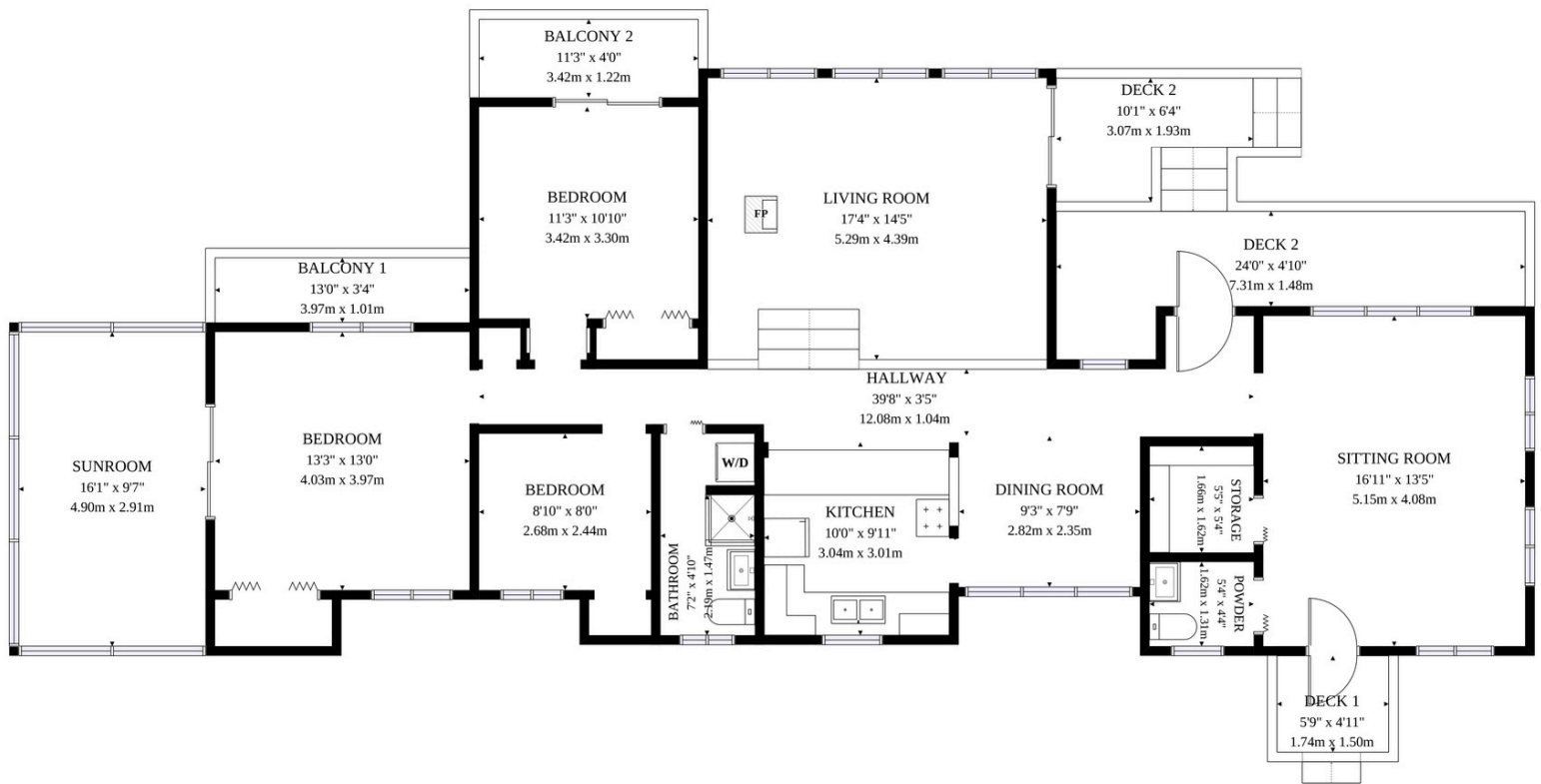
A Private Off-Grid Cedar Cottage on Scott Island, Newboro Lake

- **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



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/fDWfCJu2gDfMuKJF7>

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 **Front On: N** **Rms: 11**
Link: N **Acre: .50-1.99** **Bedrooms: 3**
 Bungalow **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

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

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		

Client Remks: 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 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



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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