



3 Scott Isle
Rideau Lakes Ontario K0G 1X0
Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp
Leeds and Grenville
SPIS: No **Taxes:** \$1,980.86/2025 **DOM:** 62

List: \$450,000 For: Sale
Last Status: PC

Detached
Link: N
Bungalow

Front On: N
Acre: .50-1.99

Rms: 11
Bedrooms: 3
Washrooms: 2
1x2xMain, 1x3xMain

Lot: 440 x 230 Feet Irreg:
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 Fam Rm: Y Basement: None Fireplace/Stv: Y Heat: Other / Propane, Wood A/C: Window Unit Central Vac: No Apx Age: 51-99 Year Built: 1975 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Block, Piers Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:	Exterior: Wood Garage: No Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Clear View, Family Room, Fireplace/Stove, Island, Lake Access, Waterfront, Waterfront, Wooded/Treed Exterior Feat: Deck, Fishing, Privacy, Porch, Porch Enclosed, Seasonal Living Interior Feat: Carpet Free, Generator - Full, On Demand Water Heater, Primary Bedroom - Main Floor, Separate Heating Controls, Storage Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: RU Cable TV: No Hydro: No Gas: No Phone: A Water: Other Water Supply Type: Lake/River Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: Accessibility None Feat: Under Contract: None HST Applicable to Not Subject to HST Sale Price: Oth Struct: Shed Survey Type: None
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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 WaterIne

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Family	Main	17.39	x 13.78	Vinyl Floor	Vaulted Ceiling	W/O To Yard
2	Bathroom	Main	4.92	x 4.27	2 Pc Bath	Vinyl Floor	
3	Foyer	Main	6.23	x 4.92	Vinyl Floor	W/O To Deck	
4	Dining	Main	11.15	x 8.86	Vinyl Floor		
5	Kitchen	Main	9.51	x 9.19	Vinyl Floor		
6	Living	Main	17.39	x 14.44	Vinyl Floor	Wood Stove	W/O To Deck
7	Bathroom	Main	9.84	x 4.92	3 Pc Bath	Vinyl Floor	Combined W/Laundry
8	2nd Br	Main	8.53	x 7.87	Vinyl Floor	W/O To Deck	
9	3rd Br	Main	11.15	x 11.15	Vinyl Floor	W/O To Deck	
10	Prim Bdrm	Main	13.45	x 13.12	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

Exclusions: Primary bedroom closet contents (everything in the closet), all loose contents in kitchen (on shelves and in drawers), Items on kitchen bar, Ramps, Bucket Shop Vac, Humming Bird Feeders, Bouge RV Cooler, All the Marine Batteries, Cart (Fabric), Dolly

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