



*Private 4-Acre Waterfront Oasis  
with Swim Spa, Sauna & Dock*

## 111 Sugarhouse Lane, Rideau Lakes, ON

- # X12267169
- \$ \$1,195,000
- 4 Bedrooms
- 3 Bathrooms
- 4 Acres
- Upper Rideau Lake

Upper Rideau Lake waterfront home with acreage and privacy just outside of the Village of Westport.

This property is beautiful and the house is set in a park-like setting with a varied landscape of trees, lawns and shoreline. The house has been well maintained and updated and is ready for a new owner. The main floor boasts a bright and spacious kitchen that would be a cook's dream, an eating area with views over the yard and a cozy sitting area where your guest can relax and visit while you prepare a meal. There is a huge living room with gleaming hardwood floors and vaulted ceilings and a free-standing propane fireplace. The large primary bedroom has a private balcony and an updated 4pc ensuite bathroom with radiant in-floor heat. There is also a large foyer and a 2pc powder room on this floor. The lower level has two further bedrooms, an office, laundry room, storage room, another updated 3pc bathroom and a spacious recreation room with large windows allowing for an abundance of natural light.

*Your Total Real Estate Package!*

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



[www.gurreathomes.com](http://www.gurreathomes.com)



[info@gurreathomes.com](mailto:info@gurreathomes.com)

**(613) 273-9595**



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A photograph of a wooden sauna with a curved roof, situated in a lush green forest. The sauna has a wooden door and a small wooden bench inside. The background is filled with tall trees and dense foliage.

# *Table of Contents*

**111 Sugarhouse Lane  
Rideau Lakes, ON**

<b>Features</b>	<b>3</b>
<b>More Information</b>	<b>4</b>
<b>Floor Plan</b>	<b>6</b>
<b>Survey</b>	<b>7</b>
<b>Aerial Images</b>	<b>8</b>
<b>Water Well Record</b>	<b>9</b>
<b>Interactive Links</b>	<b>10</b>
<b>MLS Listing</b>	<b>11</b>
<b>Contact Information</b>	<b>12</b>



## Listing Description

### ***Upper Rideau Lake waterfront home with acreage and privacy just outside of the Village of Westport.***

- This property is beautiful and the house is set in a park-like setting with a varied landscape of trees, lawns and shoreline.
- The house has been well maintained and updated and is ready for a new owner. The main floor boasts a bright and spacious kitchen that would be a cook's dream, an eating area with views over the yard and a cozy sitting area where your guest can relax and visit while you prepare a meal.
- There is a huge living room with gleaming hardwood floors and vaulted ceilings and a free-standing propane fireplace. The large primary bedroom has a private balcony and an updated 4pc ensuite bathroom with radiant in-floor heat. There is also a large foyer and a 2pc powder room on this floor.
- The lower level has two further bedrooms, an office, laundry room, storage room, another updated 3pc bathroom and a spacious recreation room with large windows allowing for an abundance of natural light. Below this level is a crawl space that houses the utility equipment and great storage.
- Outside, there is a detached garage with carport, 4 private acres of lawns, trees, gardens and over 1900 feet of mixed shoreline. Have a stroll, unwind and enjoy being surrounded by the beauty of nature. There is a dock at the water's edge, level access and a shallow, natural shoreline with amazing views of Upper Rideau Lake.
- Back up at the rear of the home you will find a large deck that surrounds a beautiful swim spa. With a turn of a key the cover automatically rises up, creates a roof and allows access to the pool. If you enjoy a sauna - this is available as well! Relax in the barrel sauna located just off the deck and enjoy the view out the rear window over the yard and natural shoreline.
- Being located on the Rideau Canal System means you can boat for miles and miles. Located just a few minutes from Westport and an easy 45-minute commute from Kingston. Waterfront living awaits!

## Directions

Hwy 42 south of Westport to 111 Sugarhouse Lane



# MORE INFORMATION

## Recent Improvements

- Decks
- Dock extension
- Swim Spa
- Sauna
- Washrooms
- Fireplace (propane)
- Roofs (garage and house)
- Fire pit
- New septic tank

## Property Maintenance

- Year-round road maintenance (snow clearing & seasonal upkeep)
- Average cost: \$200 winter / \$200 summer (includes private lane & driveway)

## Included Items

- All window coverings & light fixtures

## Appliances:

- Kitchen fridge (in pantry)
- Secondary fridge + basement freezer

## Watercraft:

- Canoe
- Stand-up paddleboard (1 of 2)
- Kayak (1 of 2)
- Outdoor electric fence
- Furniture (indoor/outdoor – negotiable)

## Available for Separate Purchase

- Ride-on mower (Cub Cadet)
- Snow blower

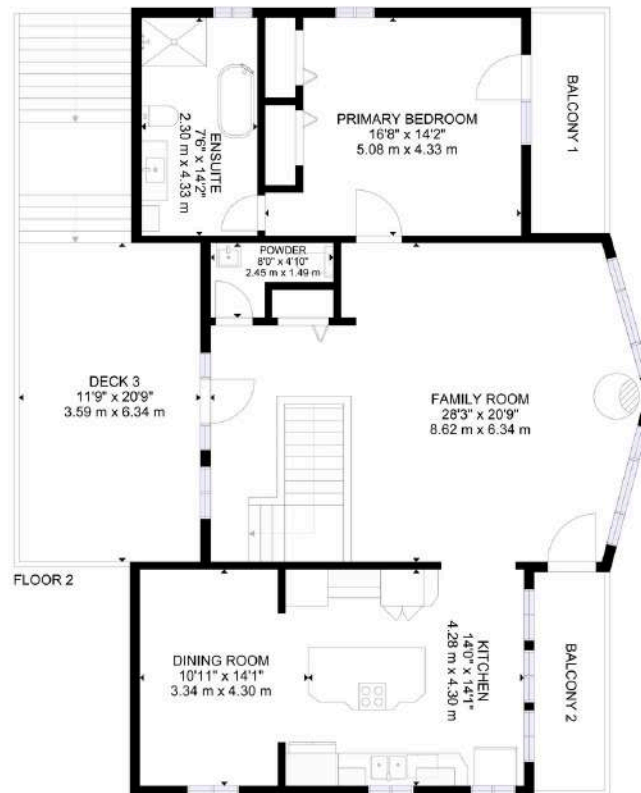
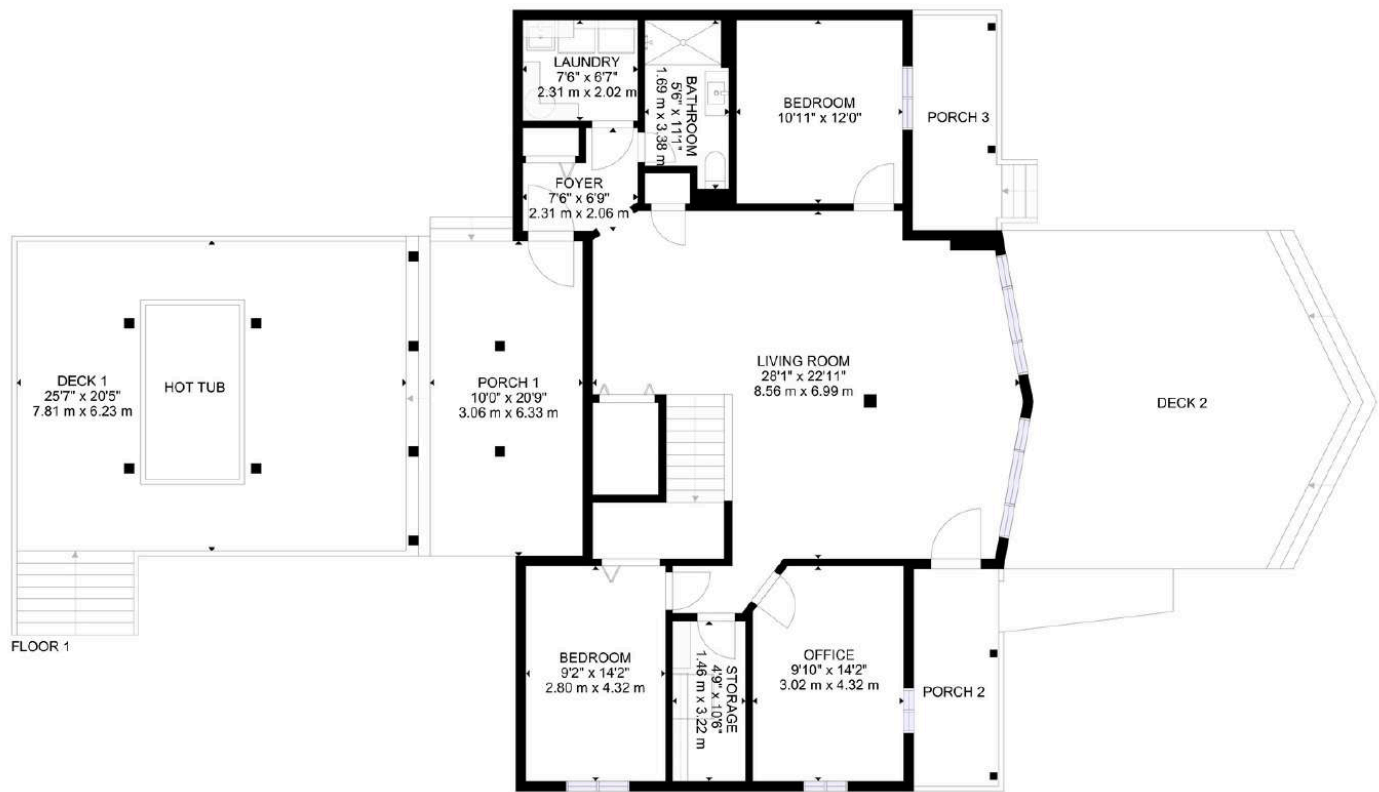




# GALLERY



# FLOOR PLANS

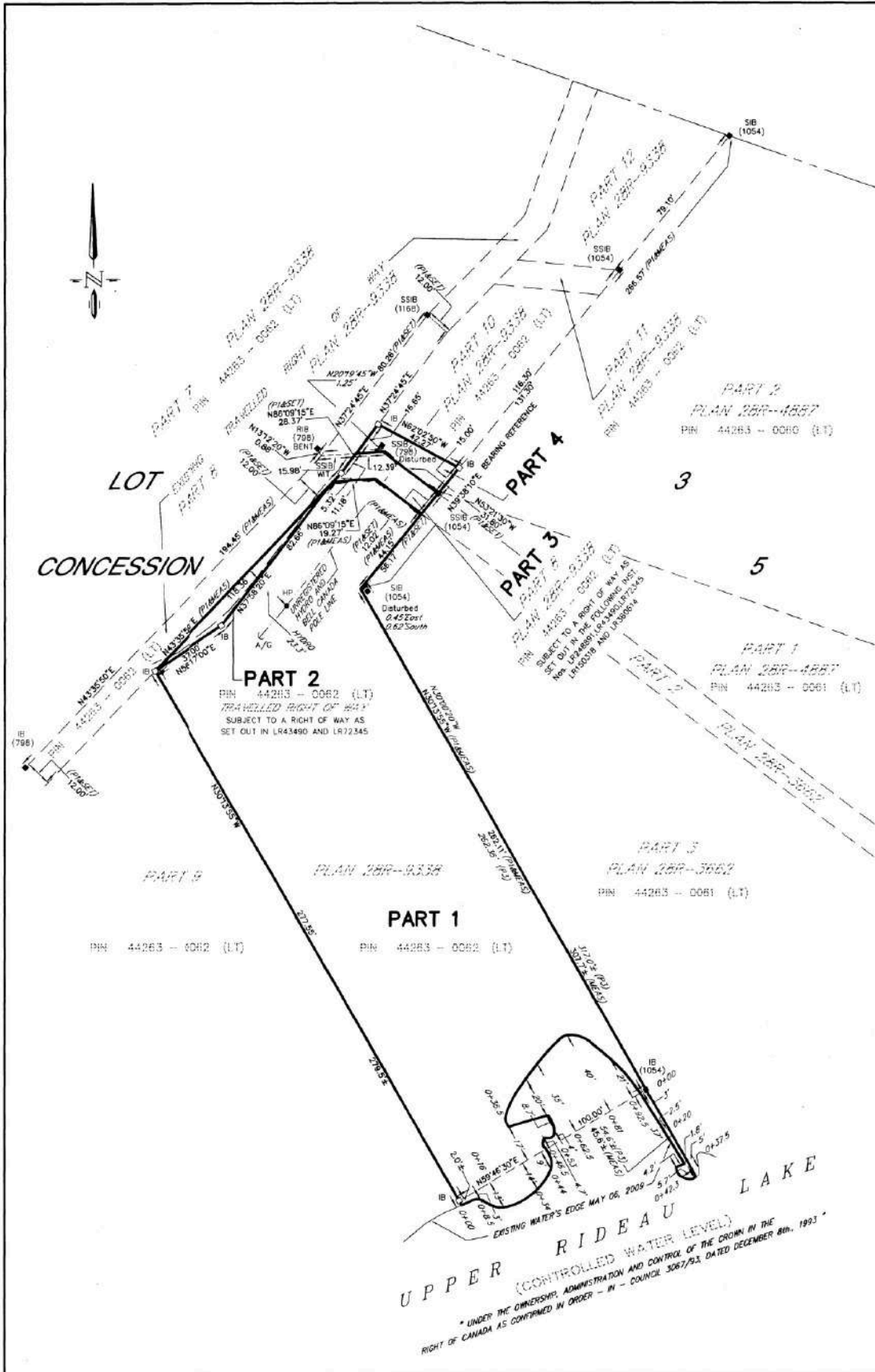


GROSS INTERNAL AREA  
 FLOOR 1: 1295 sq.ft, 120 m<sup>2</sup> FLOOR 2: 1283 sq.ft, 119 m<sup>2</sup>  
 EXCLUDED AREA: DECK 1: 524 sq.ft, 49 m<sup>2</sup>, PORCH 1: 209 sq.ft, 19 m<sup>2</sup>, PORCH 2: 80 sq.ft, 8 m<sup>2</sup>, PORCH 3: 79 sq.ft, 7 m<sup>2</sup>,  
 DECK 2: 426 sq.ft, 40 m<sup>2</sup>, DECK 3: 245 sq.ft, 23 m<sup>2</sup>, BALCONY 1: 69 sq.ft, 6 m<sup>2</sup>, BALCONY 2: 66 sq.ft, 6 m<sup>2</sup>  
 TOTAL: 2578 sq.ft, 239 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# SURVEY



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE Aug 14, 2009

George N. Bracken  
GEORGE N. BRACKEN  
ONTARIO LAND SURVEYOR

**PLAN 28R-13379**  
RECEIVED AND DEPOSITED.

DATE Aug 14, 2009

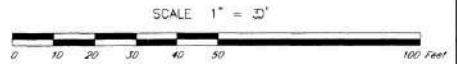
Ng Kutchaw  
AND REGISTRAR FOR THE  
LAND TITLES DIVISION OF  
LEEDS. (No. 28)

SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA
1				0.867 Acs.
2	3	5	PART OF PIN 44263 - 0062 (LT)	0.011 Acs.
3				0.012 Acs.
4				0.012 Acs.

PART 2 - IS SUBJECT TO A RIGHT OF WAY AS SET OUT IN THE FOLLOWING  
INST. Nos. LR43490 AND LR72345.

PART 3 - IS SUBJECT TO A RIGHT OF WAY AS SET OUT IN THE FOLLOWING  
INST. Nos. LR248991, LR15038 AND LR360614.

PLAN OF SURVEY OF  
**PART OF LOT 3, CONCESSION 5**  
GEOGRAPHIC TOWNSHIP OF NORTH CROSBY  
TOWNSHIP OF RIDEAU LAKES  
COUNTY OF LEEDS  
GEORGE BRACKEN LIMITED



IMPERIAL: DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND  
CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

**BEARING REFERENCE**  
BEARINGS ARE ASTROMETRIC DERIVED FROM THE SOUTHERLY LIMIT.  
PARTS 8, 9, 10, 11 AND 12 ON PLAN 28R-9338 SHOWN AS N30°38'10"E.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT PLANTED
  - SSB DENOTES STANDARD IRON BAR
  - SSB DENOTES SHORT STANDARD IRON BAR
  - IB DENOTES IRON BAR
  - RIB DENOTES ROUND IRON BAR
  - IP DENOTES IRON PIPE
  - RPL DENOTES ROCK PLUG
  - RH DENOTES ROCK BAR
  - CC DENOTES CUT CROSS
  - A/G DENOTES ANCHOR AND GUY WIRE
  - HP DENOTES HYDRO POLE
  - 798 DENOTES RAY HUNTER O.L.S.
  - 1054 DENOTES GEORGE BRACKEN O.L.S.
  - 1168 DENOTES WILLIAM J. SALTER O.L.S.
  - P1 DENOTES PLAN 28R-9338
  - P2 DENOTES PLAN 28R-7881
  - P3 DENOTES PLAN 28R-3662

**NOTE:**

- 1) UNREGISTERED HYDRO AND BELL CANADA POLE LINE ACROSS PART 1, PART 3 AND PART 4, AND AN ANCHOR AND GUY WIRE ON PART 1.
- 2) UNREGISTERED RIGHT OF WAY ACROSS PART 2.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- 2) THE SURVEY WAS COMPLETED ON THE 6th DAY OF MAY 2009.

DATE Aug 14, 2009

George N. Bracken  
GEORGE N. BRACKEN  
ONTARIO LAND SURVEYOR

**George Bracken Limited**  
ONTARIO LAND SURVEYORS  
40 MAIN STREET, WEST  
SMITHS FALLS, ONTARIO  
K7A 4S8

PHONE: (613) 283-2033 FAX: (613) 283-8888

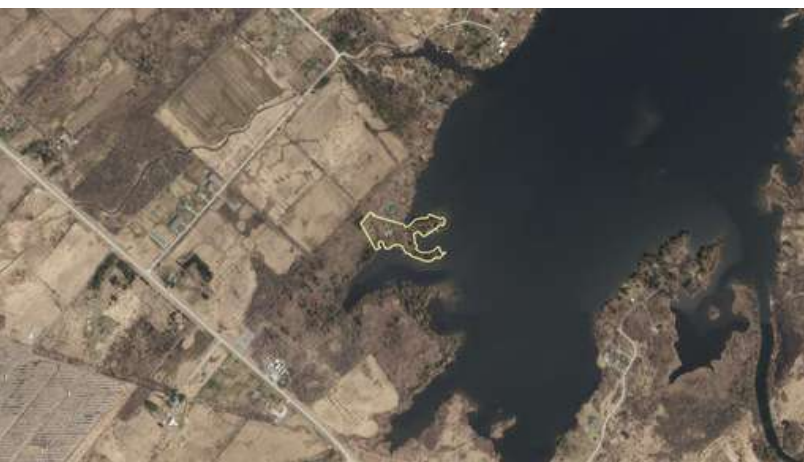
DRAWN BY: John R. Worless C.S.T. MATH CHECK: JRB

CALC'D BY: John R. Worless C.S.T. FILE: NCRV - 28

CHECKED BY: GNB JOB No.: E-2537



# AERIAL IMAGES





# WATER WELL RECORD



The Ontario Water Resources Act  
WATER WELL RECORD

Print only in spaces provided.  
Mark correct box with a checkmark, where applicable.

3613547

Municipality 36003 Con 09

County or District	Township/Borough/City/Town/Village	Con block tract survey, etc.	Lot
	North Crosby	5	3
Address		Date completed	
R.R.#2, Westport, K0G 1X0		4 07 95	

LOG OF OVERBURDEN AND BEDROCK MATERIALS (see Instructions)				
General colour	Most common material	Other materials	General description	Depth - feet
				From To
Brown	earth			0 8
Red & black granite				8 125

WATER RECORD	
Water found at - feet	Kind of water
118	<input type="checkbox"/> Fresh <input type="checkbox"/> Sulphur <input type="checkbox"/> Salty <input type="checkbox"/> Minerals <input type="checkbox"/> Gas
	<input type="checkbox"/> Fresh <input type="checkbox"/> Sulphur <input type="checkbox"/> Salty <input type="checkbox"/> Minerals <input type="checkbox"/> Gas
	<input type="checkbox"/> Fresh <input type="checkbox"/> Sulphur <input type="checkbox"/> Salty <input type="checkbox"/> Minerals <input type="checkbox"/> Gas
	<input type="checkbox"/> Fresh <input type="checkbox"/> Sulphur <input type="checkbox"/> Salty <input type="checkbox"/> Minerals <input type="checkbox"/> Gas
	<input type="checkbox"/> Fresh <input type="checkbox"/> Sulphur <input type="checkbox"/> Salty <input type="checkbox"/> Minerals <input type="checkbox"/> Gas

CASING & OPEN HOLE RECORD			
Inside diam inches	Material	Wall thickness inches	Depth - feet
6 1/2"	<input checked="" type="checkbox"/> Steel <input type="checkbox"/> Galvanized <input type="checkbox"/> Concrete <input type="checkbox"/> Open hole <input type="checkbox"/> Plastic	.188	0 22
6"	<input checked="" type="checkbox"/> Steel <input type="checkbox"/> Galvanized <input type="checkbox"/> Concrete <input type="checkbox"/> Open hole <input type="checkbox"/> Plastic		22 125
	<input type="checkbox"/> Steel <input type="checkbox"/> Galvanized <input type="checkbox"/> Concrete <input type="checkbox"/> Open hole <input type="checkbox"/> Plastic		

Sizes of opening (Slot No.)	Diameter inches	Length feet
Material and type	Depth at top of screen	

PLUGGING & SEALING RECORD		
<input type="checkbox"/> Annular space <input type="checkbox"/> Abandonment		
Depth set at - feet	Material and type (Cement grout, bentonite, etc.)	
From To		
4 22	cement grout	

PUMPING TEST	
Pumping test method <input checked="" type="checkbox"/> Pump <input type="checkbox"/> Bailer	Pumping rate 10 GPM Duration of pumping 10 mins
Static level Water level end of pumping 6 feet 120 feet	Water levels during 15 minutes 30 minutes 45 minutes 60 minutes
If flowing give rate GPM	Pump intake set at 115 feet
Recommended pump type <input type="checkbox"/> Shallow <input checked="" type="checkbox"/> Deep	Recommended pump setting 115 feet
Water at end of test <input checked="" type="checkbox"/> Clear <input type="checkbox"/> Cloudy	Recommended pump rate 10 GPM

FINAL STATUS OF WELL	
<input checked="" type="checkbox"/> Water supply <input type="checkbox"/> Observation well <input type="checkbox"/> Test hole <input type="checkbox"/> Recharge well	<input type="checkbox"/> Abandoned, insufficient supply <input type="checkbox"/> Abandoned, poor quality <input type="checkbox"/> Abandoned (Other) <input type="checkbox"/> Dewatering
<input type="checkbox"/> Unfinished <input type="checkbox"/> Replacement well	
WATER USE	
<input checked="" type="checkbox"/> Domestic <input type="checkbox"/> Stock <input type="checkbox"/> Irrigation <input type="checkbox"/> Industrial	<input type="checkbox"/> Commercial <input type="checkbox"/> Municipal <input type="checkbox"/> Public supply <input type="checkbox"/> Cooling & air conditioning
<input type="checkbox"/> Not used <input type="checkbox"/> Other	
METHOD OF CONSTRUCTION	
<input type="checkbox"/> Cable tool <input type="checkbox"/> Rotary (conventional) <input type="checkbox"/> Rotary (reverse) <input type="checkbox"/> Rotary (air)	<input checked="" type="checkbox"/> Air percussion <input type="checkbox"/> Boring <input type="checkbox"/> Diamond <input type="checkbox"/> Jetting
<input type="checkbox"/> Driving <input type="checkbox"/> Digging <input type="checkbox"/> Other	

LOCATION OF WELL	
In diagram below show distances of well from road and lot line. Indicate north by arrow.	
153575	

Name of Well Contractor	Well Contractor's Licence No.
J.R. Thompson	4905
Address	
R.R.#1, Westport, On. K0G 1X0	
Name of Well Technician	Well Technician's Licence No.
Donald Smith	T0328
Signature of Technician/Contractor	Submission date
<i>J.R. Thompson</i>	day 2 mo 8 yr 95

MINISTRY USE ONLY	
Well Licence	Well Licence No.
4905	SEP 22 1995
Date of inspection	Inspector
CSS.ES	

2 - MINISTRY OF ENVIRONMENT & ENERGY COPY

0506 (07/94) Front Form 9



# INTERACTIVE LINKS

## Virtual Tour



Scan the QR Code or Visit:  
<https://my.matterport.com/show/?m=fuEqifF9krL>

## Video Tour



Scan the QR Code or Visit:  
<https://youtu.be/inodkkTy8ck>

## Google Map



Scan the QR Code or Visit:  
<https://maps.app.goo.gl/ZBwAQU MXhJJZ6m3MA>

## Panorama View



Scan the QR Code or Visit:  
<https://360panos.org/panos/111Sug arhouse1/>



# MLS LISTING



**111 Sugarhouse Lane**  
**Rideau Lakes Ontario K0G 1X0**

**List: \$1,195,000 For: Sale**

Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville

**SPIS: N**

**Taxes: \$4,550.91/2024**

**DOM: 0**

Detached

**Link: N**

2-Storey

**Front On: E**

**Acre: 2-4.99**

**Rms: 14**

**Bedrooms: 3 + 1**

**Washrooms: 3**

1x2xMain, 1x4xMain, 1x3xLower

**Lot: 1953 x 317 FeetIrreg:**

**Dir/Cross St: Sugarhouse Lane / Hwy 421**

**Directions: Hwy 42 south of Westport to 111 Sugarhouse Lane**

**MLS#: X12267169**

**PIN#: 442630232**

**Possession Remarks: TBD**

**Kitchens:** 1  
**Fam Rm:** Y  
**Basement:** Crawl Space  
**Fireplace/Stv:** Y  
**Heat:** Heat Pump / Electric  
**A/C:** Central Air  
**Central Vac:** Y 1995  
**Apx Age:** MPAC  
**Year Built:** 2500-3000  
**Yr Built Source:**  
**Apx Sqft:**  
**Assessment:**  
**POTL:**  
**POTL Mo Fee:**  
**Elevator/Lift:**  
**Laundry Lev:** Lower  
**Phys Hdcap-Eqp:**

**Exterior:** Vinyl Siding  
**Drive:** Pvt Double  
**Gar/Gar Spcs:** Detached / 1.5  
**Drive Park Spcs:** 5  
**Tot Prk Spcs:** 6.5  
**UFFI:** Other, Outdoor  
**Pool:**  
**Energy Cert:**  
**Cert Level:**  
**GreenPIS:**  
**Prop Feat:** Beach, Central Vacuum, Family Room, Fireplace/Stove, Golf, Lake Access, Library, Place Of Worship, School, Waterfront

**Zoning:** RW  
**Cable TV:** N  
**Hydro:** Y  
**Gas:** N  
**Phone:** A  
**Water:** Well  
**Water Supply:** Drilled Well  
**Sewer:** Septic  
**Spec Desig:** Unknown  
**Farm/Agr:** Direct  
**Waterfront:** Garden Shed, Shed  
**Retirement:** Available  
**Oth Struct:**  
**Survey Type:**

**Water Body Name:** Upper Rideau Lake  
**Water Body Type:** Lake  
**Water Frontage (M):** 595  
**Topography:** Level, Wooded/Treed  
**Water Features:** Dock, Waterfront-Deeded  
**Access to Property:** Private Road, Year Round Private Road  
**Docking Type:** Private  
**Water View:** Direct  
**WaterfrontYN:** Y  
**Waterfront:** Direct

**Shoreline:** Deep, Soft Bottom, Mixed  
**Shoreline Allowance:** None  
**Shoreline Exp:** Se  
**Alternative Power:** None  
**Easements/Restrict:** Unknown  
**Rural Services:** Cell Services, Electricity Connected, Garbage Pickup, Recycling Pickup, Telephone Available  
**Waterfront Accessory Bldgs:** Not Applicable  
**Water Delivery Features:** Uv System

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	15.42	x9.51	Tile Floor
2	Living	Main	20.67	x19.03	Hardwood Floor
3	Kitchen	Main	15.42	x13.78	B/I Appliances
4	Sitting	Main	13.78	x8.86	Hardwood Floor
5	Bathroom	Main	7.87	x4.92	2 Pc Bath
6	Prim Bdrm	Main	14.44	x13.78	W/O To Balcony
7	Bathroom	Main	13.78	x7.22	4 Pc Ensuite
8	Laundry	Lower	7.22	x6.23	Vinyl Floor
9	Bathroom	Lower	9.19	x5.25	3 Pc Bath
10	Family	Lower	28.22	x22.97	Hardwood Floor
11	2nd Br	Lower	11.81	x10.83	Broadloom
12	3rd Br	Lower	14.11	x9.19	Broadloom
13	Pantry	Lower	10.17	x4.92	Vinyl Floor
14	Office	Lower	13.78	x9.84	Broadloom

**Client Remks:** Upper Rideau Lake waterfront home with acreage and privacy just outside of the Village of Westport. This property is beautiful and the house is set in a park-like setting with a varied landscape of trees, lawns and shoreline. The house has been well maintained and updated and is ready for a new owner. The main floor boasts a bright and spacious kitchen that would be a cook's dream, an eating area with views over the yard and a cozy sitting area where your guest can relax and visit while you prepare a meal. There is a huge living room with gleaming hardwood floors and vaulted ceilings and a free-standing propane fireplace. The large primary bedroom has a private balcony and an updated 4pc ensuite bathroom with radiant in-floor heat. There is also a large foyer and a 2pc powder room on this floor. The lower level has two further bedrooms, an office, laundry room, storage room, another updated 3pc bathroom and a spacious recreation room with large windows allowing for an abundance of natural light. Below this level is a crawl space that houses the utility equipment and great storage. Outside, there is a detached garage with carport, 4 private acres of lawns, trees, gardens and over 1900 feet of mixed shoreline. Have a stroll, unwind and enjoy being surrounded by the beauty of nature. There is a dock at the water's edge, level access and a shallow, natural shoreline with amazing views of Upper Rideau Lake. Back up at the rear of the home you will find a large deck that surrounds a beautiful swim spa. With a turn of a key the cover automatically rises up, creates a roof and allows access to the pool. If you enjoy a sauna - this is available as well! Relax in the barrel sauna located just off the deck and enjoy the view out the rear window over the yard and natural shoreline. Being located on the Rideau Canal System means you can boat for miles and miles. Located just a few minutes from Westport and an easy 45-minute commute from Kingston. Waterfront living awaits!

**Extras:**

**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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*Your Total Real Estate Package!*