



111 Sugarhouse Lane
Rideau Lakes Ontario K0G 1X0
Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville
SPIS: N **Taxes:** \$4,550.91/2024 **DOM:** 0

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

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 Feet Irreg:
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 Apx Age: Year Built: 1995 Yr Built Source: MPAC Apx Sqft: 2500-3000 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: Pool: Other, Outdoor 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: Waterfront: Direct Retirement: Oth Struct: Garden Shed, Shed Survey Type: Available
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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	x 9.51	Tile Floor
2	Living	Main	20.67	x 19.03	Hardwood Floor
3	Kitchen	Main	15.42	x 13.78	B/I Appliances Hardwood Floor
4	Sitting	Main	13.78	x 8.86	Hardwood Floor
5	Bathroom	Main	7.87	x 4.92	2 Pc Bath
6	Prim Bdrm	Main	14.44	x 13.78	W/O To Balcony Hardwood Floor
7	Bathroom	Main	13.78	x 7.22	4 Pc Ensuite Tile Floor
8	Laundry	Lower	7.22	x 6.23	Vinyl Floor
9	Bathroom	Lower	9.19	x 5.25	3 Pc Bath Tile Floor
10	Family	Lower	28.22	x 22.97	Hardwood Floor W/O To Yard
11	2nd Br	Lower	11.81	x 10.83	Broadloom
12	3rd Br	Lower	14.11	x 9.19	Broadloom
13	Pantry	Lower	10.17	x 4.92	Vinyl Floor
14	Office	Lower	13.78	x 9.84	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