

PRICE
REDUCED

*Adams Lake Waterfront Retreat:
2.7 Acres, 290 ft Shoreline,
Rideau Canal Access*



124 Granite Hills, Adams Lake, ON

This custom waterfront home has been slowly built over a period of years and is in the final stages of completion.

The home sits on 2.7 acres with 290 feet of waterfront on Adams Lake. From this location you can gain access to Big Rideau Lake and all the boating that the Rideau Canal System has to offer. The home has an enormous wrap around covered deck with aluminum railings and large pillars. The main floor plan is centered around the massive foyer and curved staircase. The kitchen is located just off the main foyer and boasts tall custom wood cabinets and has direct access out to the large deck. There is a formal dining room and joining hallway that leads to a living room with a propane and stone fireplace. Also located on this level is a 2pc bathroom, side hall leading to the deck and a storage room. Up the staircase you will find yourself in a huge loft style bedroom with access out to a private balcony overlooking the lake. On this level there is also a beautiful 4pc bathroom, closet area and ample storage.

X12162492

\$ \$749,000

3 Bedrooms

3 Bathrooms

2.744 Acres

Adams Lake /
Big Rideau Lake

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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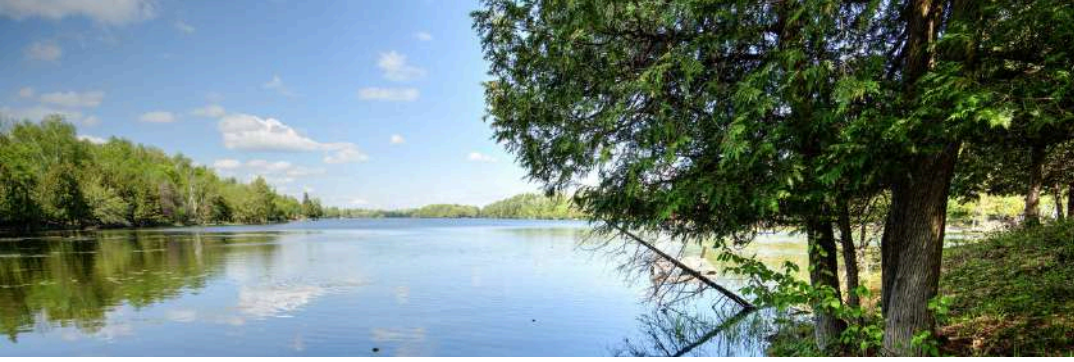
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An aerial photograph showing a large body of water (Adams Lake) on the left, with a dense forest of green trees on the right. A small house is visible through the trees. The sky is blue with some clouds.

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124 Granite Hills Adams Lake, ON

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Features

This custom waterfront home has been slowly built over a period of years and is in the final stages of completion.

- The home sits on 2.7 acres with 290 feet of waterfront on Adams Lake. From this location you can gain access to Big Rideau Lake and all the boating that the Rideau Canal System has to offer.
- The home has an enormous wrap around covered deck with aluminum railings and large pillars. The main floor plan is centered around the massive foyer and curved staircase.
- The kitchen is located just off the main foyer and boasts tall custom wood cabinets and has direct access out to the large deck. There is a formal dining room and joining hallway that leads to a living room with a propane and stone fireplace. Also located on this level is a 2pc bathroom, side hall leading to the deck and a storage room.
- Up the staircase you will find yourself in a huge loft style bedroom with access out to a private balcony overlooking the lake. On this level there is also a beautiful 4pc bathroom, closet area and ample storage. Heading down to the basement is where you will find another bathroom, 2 bedrooms and access out to the front area of the home.
- A well has just been drilled and there is a full septic system and an oversized three car garage.
- The waterfront here is natural - teaming with nature and beautiful views over the lake. This home has enormous potential and once completed will be simply stunning! Located just south of Perth and Smiths Fall, with easy access to all amenities.

Directions

- Granite Hills & Elm Grove Road

MORE INFORMATION

Luxury Waterfront Estate on Adams Lake

Nestled on **2.7 private acres** with stunning lakefront access, this **three-story custom home** (including walk-out basement) offers **3 bedrooms, 2.5 bathrooms**, and breathtaking views of Adams Lake—just minutes from the Rideau Canal system.

Property Highlights:

- **Expansive Waterfront Living** – 2.7 acres with direct lake access
- **Grand 3-Sided Wrap-Around Deck** – Covered for year-round enjoyment
- **Oversized 3-Bay Garage** – Includes a washroom for added convenience
- **Solid Brick Exterior** – Paired with a new roof (2019) & furnace (2020)
- **4-Season Ready** with propane fireplace & well installed (2025)

Completion Opportunity:

This home is 90% finished, offering the chance to customize:

- Bathrooms, kitchen, and trim await your personal touch
- Ideal for those seeking a high-end retreat with modern upgrades

Prime location near Perth & Smiths Falls - don't miss this rare chance to own a luxury waterfront estate with endless potential!



GALLERY



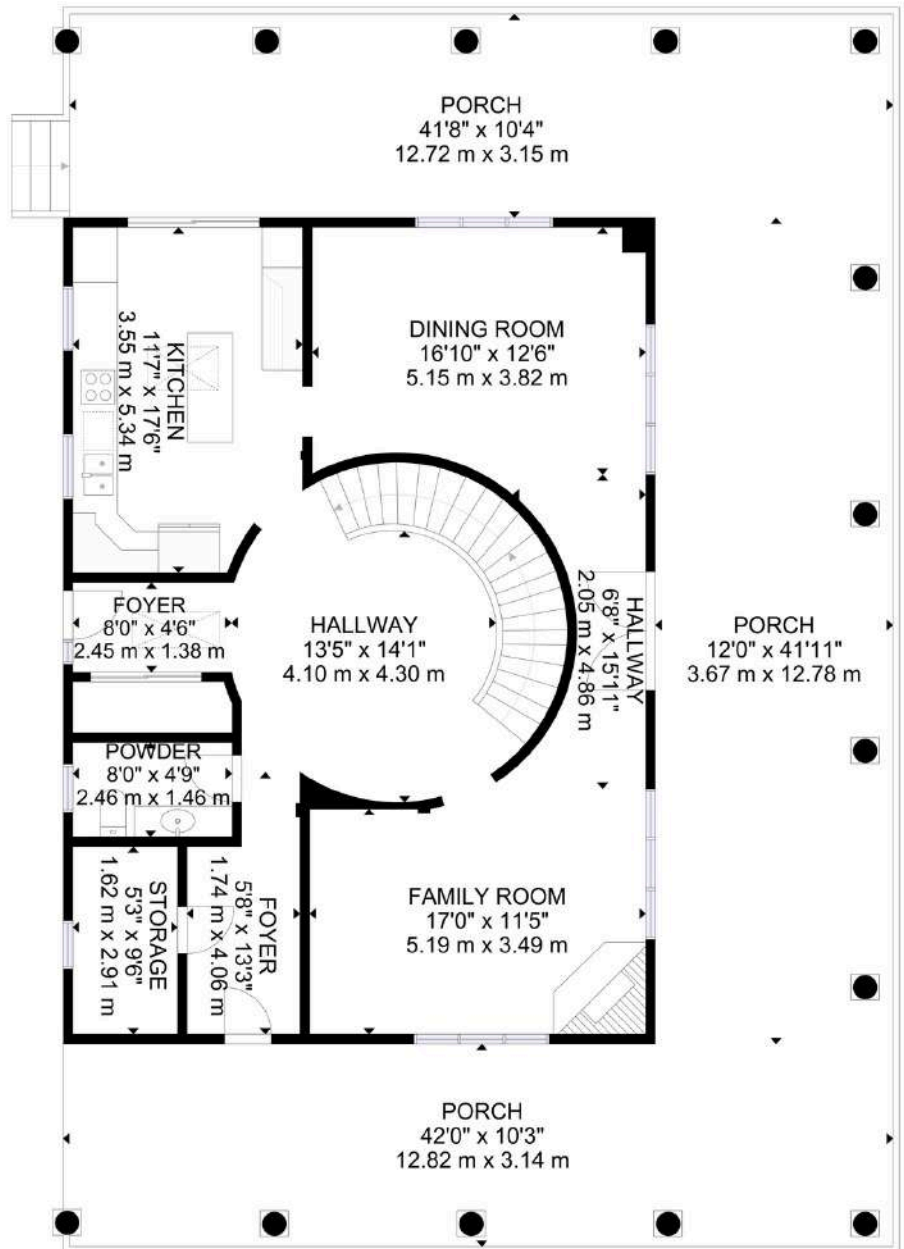
FLOOR PLAN 1/2

Garage



FLOOR 2

Main Floor

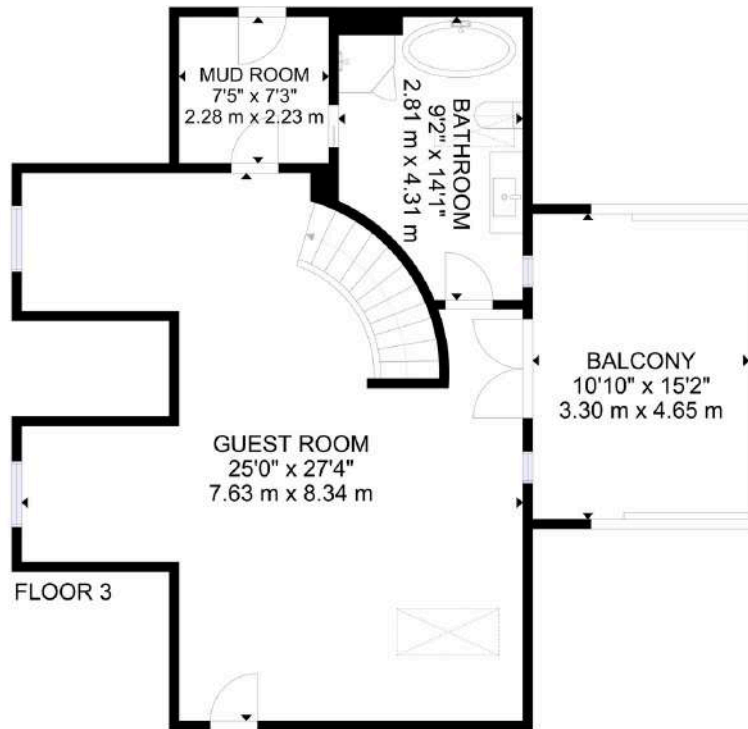


GROSS INTERNAL AREA
 FLOOR 1: 770 sq.ft, 72 m², FLOOR 2: 1187 sq.ft, 110 m², FLOOR 3: 711 sq.ft, 66 m²
 EXCLUDED AREA: GARAGE: 889 sq.ft, 83 m², DECK: 1368 sq.ft, 127 m², BALCONY: 161 sq.ft, 15 m²
 TOTAL: 2668 sq.ft, 248 m²

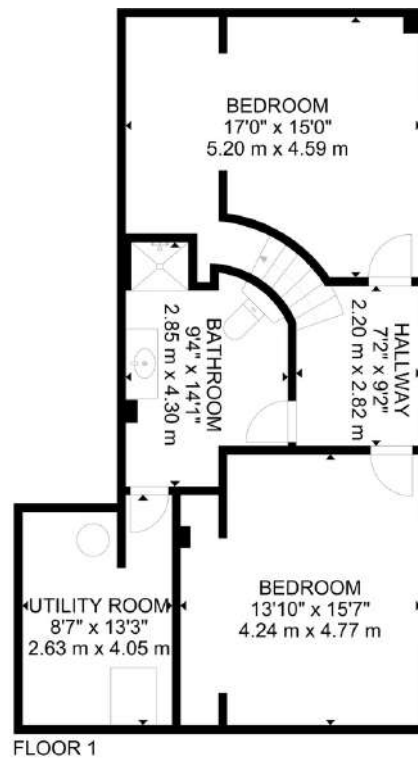
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR PLAN 2/2

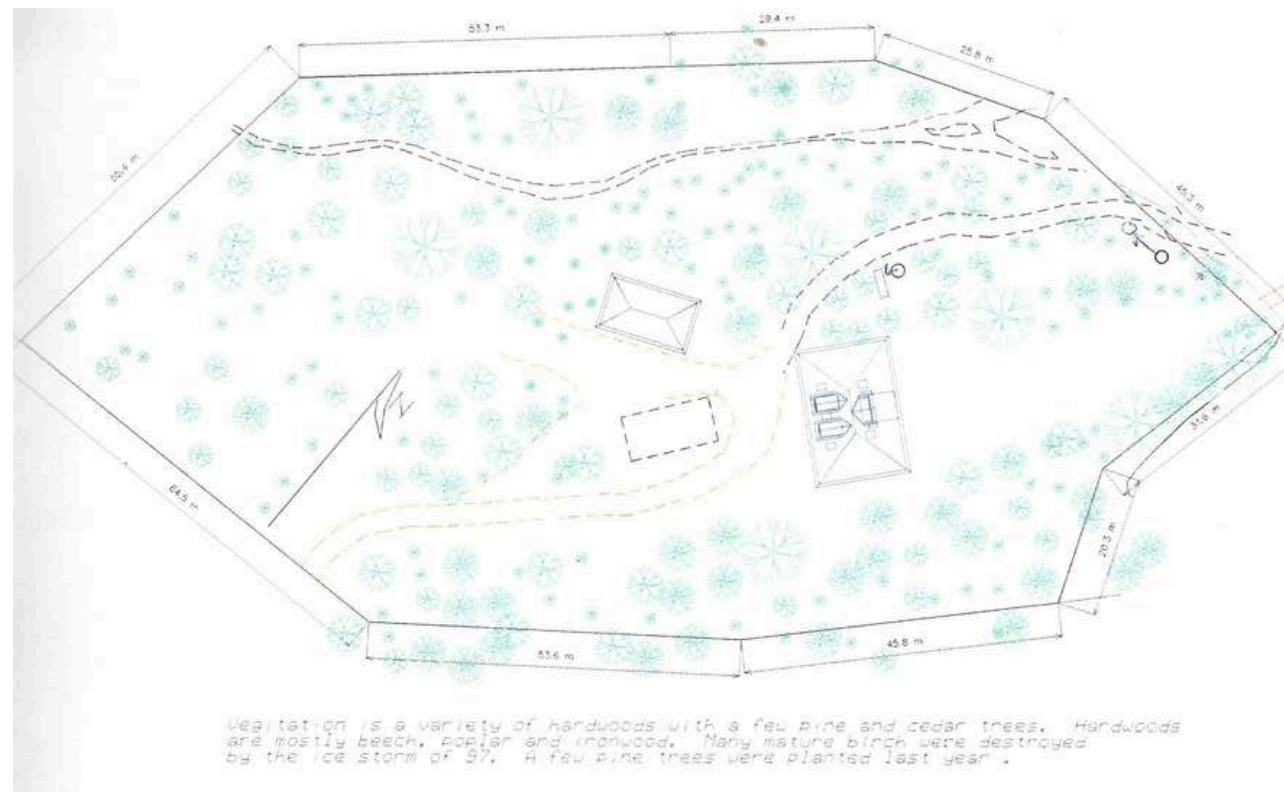
Upper Level



Basement



SURVEY



AERIAL IMAGES



INTERACTIVE LINKS

Virtual Tour



Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=6d8iUAVi2hP>

Video Tour



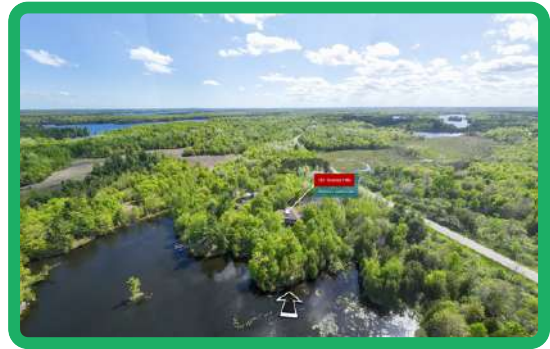
Scan the QR Code or Visit:
https://youtu.be/R0__n_WvRfQ

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/oicycZdRi9HcStW2S7>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/124GraniteHills/>

MLS LISTING



124 Granite Hills
Tay Valley Ontario K7H 3C7
 Tay Valley 904 - Bathurst/Burgess & Sherbrooke (North Burgess) Twp Lanark
SPIS: N **Taxes: \$5,557.29/2024** **DOM: 0**

Detached **Front On: N** **Rms: 13**
Link: N **Acre: 2-4.99** **Bedrooms: 3**
 2-Storey **Washrooms: 3**

Lot: 290 x 542 Feet Irreg:
Dir/Cross St: Granite Hills & Elm Grove Road

MLS#: X12162492 **PIN#: 053200004**

Possession Remarks: TBD

Kitchens: 1	Exterior: Stone / Vinyl Siding	Zoning: RS
Fam Rm: N	Drive: Detached / 3	Cable TV: N
Basement: Fin W/O / Full	Gar/Gar Spcs: 4	Hydro: Y
Fireplace/Stv: Y	Drive Park Spcs: 7 None	Gas: N
Heat: Forced Air / Propane	Tot Prk Spcs:	Phone: A
A/C: None	UFFI:	Water: Well
Central Vac: Y	Pool:	Water Supply: Drilled Well
Apx Age: 1500-2000	Energy Cert:	Sewer: Septic
Apx Sqft:	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr: Direct
POTL:	Prop Feat:	Waterfront:
POTL Mo Fee:	Central Vacuum, Fireplace/Stove, Lake	Retirement:
Elevator/Lift:	Access, Sloping, Waterfront, Waterfront,	Oth Struct:
Laundry Lev:	Wooded/Treed	
Phys Hdcap-Eqp:		

Water Body Name: Big Rideau Lake
Water Body Type: Lake
Water Frontage (M): 88.3
Topography: Hilly, Rocky, Wooded/Treed
Water Features: Waterfront-Deeded
Access to Property: Private Road
Docking Type: Private
Water View: Direct
Channel Name: Adams Lake
WaterfrontYN: Y
Waterfront: Direct

Shoreline: Soft Bottom, Natural
Shoreline Allowance: None
Shoreline Exp: Ne
Alternative Power: None
Easements/Restrict: Unknown
Waterfront Accessory Bldgs: Not Applicable

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	21.33	x15.42	Tile Floor
2	Kitchen	Main	17.39	x11.48	Tile Floor
3	Dining	Main	17.06	x11.15	Hardwood Floor
4	Living	Main	17.06	x12.8	Hardwood Floor
5	Bathroom	Main	7.87	x4.92	Tile Floor
6	Other	Main	11.48	x6.89	Tile Floor
7	Prim Bdrm	2nd	27.23	x17.06	Hardwood Floor
8	Bathroom	2nd	14.11	x9.19	Tile Floor
9	Other	2nd	7.22	x 7.22	Hardwood Floor
10	2nd Br	Bsmt	15.42	x10.83	Hardwood Floor
11	113rd Br	Bsmt	15.09	x11.15	Hardwood Floor
12	Bathroom	Bsmt	10.83	x6.56	Tile Floor
13	Utility	Bsmt	11.48	x8.2	Tile Floor

Client Remks: This custom waterfront home has been slowly built over a period of years and is in the final stages of completion. The home sits on 2.7 acres with 290 feet of waterfront on Adams Lake. From this location you can gain access to Big Rideau Lake and all the boating that the Rideau Canal System has to offer. The home has an enormous wrap around covered deck with aluminum railings and large pillars. The main floor plan is centered around the massive foyer and curved staircase. The kitchen is located just off the main foyer and boasts tall custom wood cabinets and has direct access out to the large deck. There is a formal dining room and joining hallway that leads to a living room with a stone fireplace. Also located on this level is a 2pc bathroom, side hall leading to the deck and a storage room. Up the staircase you will find yourself in a huge loft style bedroom with access out to a private balcony overlooking the lake. On this level there is also a beautiful 4pc bathroom, closet area and ample storage. Heading down to the basement is where you will find another bathroom, 2 bedrooms and access out to the front area of the home. A well has just been drilled and there is a full septic system and an oversized three car garage. The waterfront here is natural - teaming with nature and beautiful views over the lake. This home has enormous potential and once completed will be simply stunning! Located just south of Perth and Smiths Fall, with easy access to all amenities.

Extras:

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



Questions? Contact us:

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