



Log Home Charm Meets
Lakefront Living

133 Sugarhouse Lane, Rideau Lakes, ON

#	X12787992
\$	\$899,000
	4 Bedrooms
	1 Bathroom
	1.154 Acres
	Upper Rideau Lake

Living on the lake in a log home could be just the lifestyle you've been searching for.

Welcome to this cozy retreat in the heart of lake country, set on an east-facing, over one-acre lot with mature trees and beautiful perennials, just 7 km south of the charming Village of Westport. Full of rustic character that only a true log home can offer, this property features three bedrooms on the main level and an additional bedroom on the lower level.

Step inside to find a warm and inviting layout with the kitchen at the rear of the home and a bright living room at the front, perfectly positioned to capture stunning lake views. Down the hall, you'll find the bedrooms and a beautifully updated 4-piece bathroom (2024).

Step outside onto the spacious lakeside deck — the perfect place to enjoy your morning coffee while watching the sunrise and listening to the sounds of nature. Just a few steps down, unwind in the hot tub for ultimate relaxation. Imagine spending warm summer days in the lakeside gazebo with a good book and a gentle breeze off Upper Rideau Lake.

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage

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 **GURR**
REAL ESTATE GROUP

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Table of Contents

133 Sugarhouse Lane Rideau Lakes, ON

Features	3
More Information	4
Floor Plans	6
Survey	8
Well Record	9
Interactive Links	10
MLS Listing	11
Contact Information	12

FEATURES



Living on the lake in a log home could be just the lifestyle you've been searching for.

- Welcome to this cozy retreat in the heart of lake country, set on an east-facing, over one-acre lot with mature trees and beautiful perennials, just 7 km south of the charming Village of Westport.
- Full of rustic character that only a true log home can offer, this property features three bedrooms on the main level and an additional bedroom on the lower level.
- Step inside to find a warm and inviting layout with the kitchen at the rear of the home and a bright living room at the front, perfectly positioned to capture stunning lake views. Down the hall, you'll find the bedrooms and a beautifully updated 4-piece bathroom (2024).
- Step outside onto the spacious lakeside deck — the perfect place to enjoy your morning coffee while watching the sunrise and listening to the sounds of nature. Just a few steps down, unwind in the hot tub for ultimate relaxation. Imagine spending warm summer days in the lakeside gazebo with a good book and a gentle breeze off Upper Rideau Lake.
- The walkout lower level offers a cozy recreation room complete with a woodstove, creating a warm and welcoming space to relax or entertain. This level also includes a bedroom, laundry room, and convenient walk-out access to the side yard.
- Many thoughtful updates have been completed over the years, including the kitchen and main bathroom (2024), dock (2025), furnace (2018), and more.
- Upper Rideau Lake, one of the larger lakes on the renowned Rideau Canal system, offers endless opportunities for boating and exploring. Spend the day on the water and dock at one of the ports on the Rideau System for dinner, shopping or entertainment. The waterfront features natural shoreline areas and sufficient depth off the aluminum dock for your boat.
- Located on picturesque Sugarhouse Lane, surrounded by majestic maple trees, this property embraces everything cottage country has to offer — boating, hiking, golfing, snowmobiling, ATV trails, and even the opportunity to tap your own maple trees for syrup.
- Amenities, restaurants, parks, an arena, and a public beach are all nearby in the Village of Westport.
- Start living your dream lakefront lifestyle today!

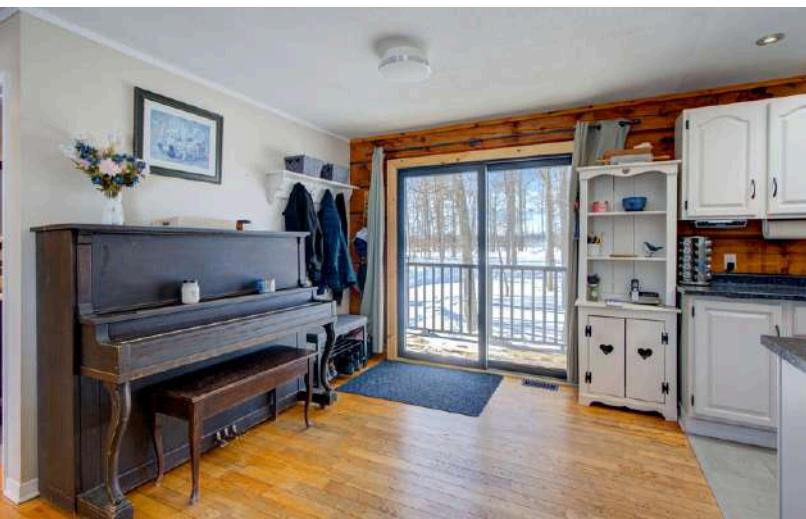
Directions

- Highway 42 to Sugarhouse Lane. Watch for signs.

MORE INFORMATION

Utilities & Annual Costs (2025)

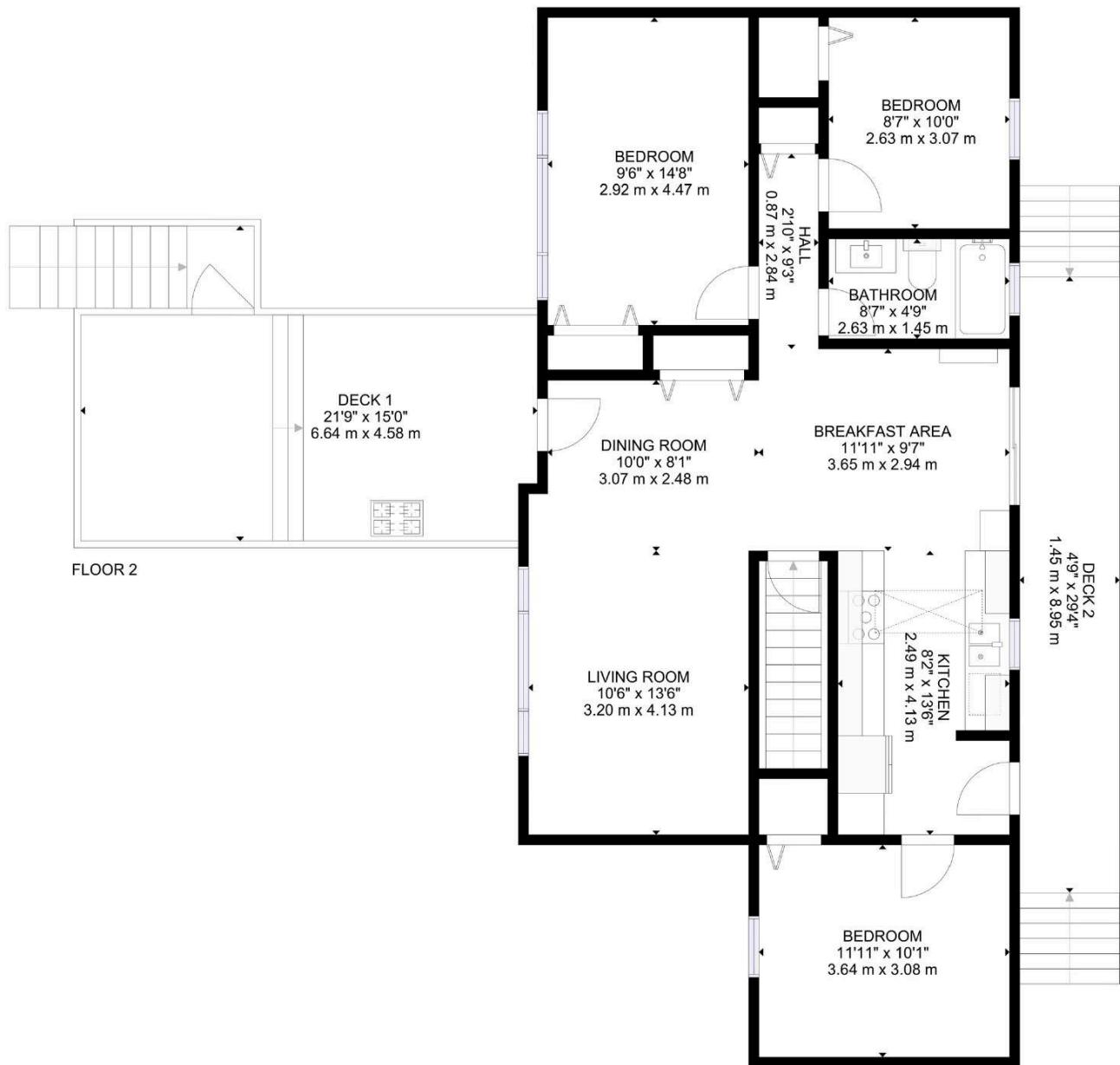
Taxes	Hydro	Internet	Insurance	Road Maintenance
\$4,835.86	approximately \$180/month	High Speed Fibre, WTC Communications	\$2378	\$500 - \$800/year



GALLERY



FLOOR PLAN 1/2



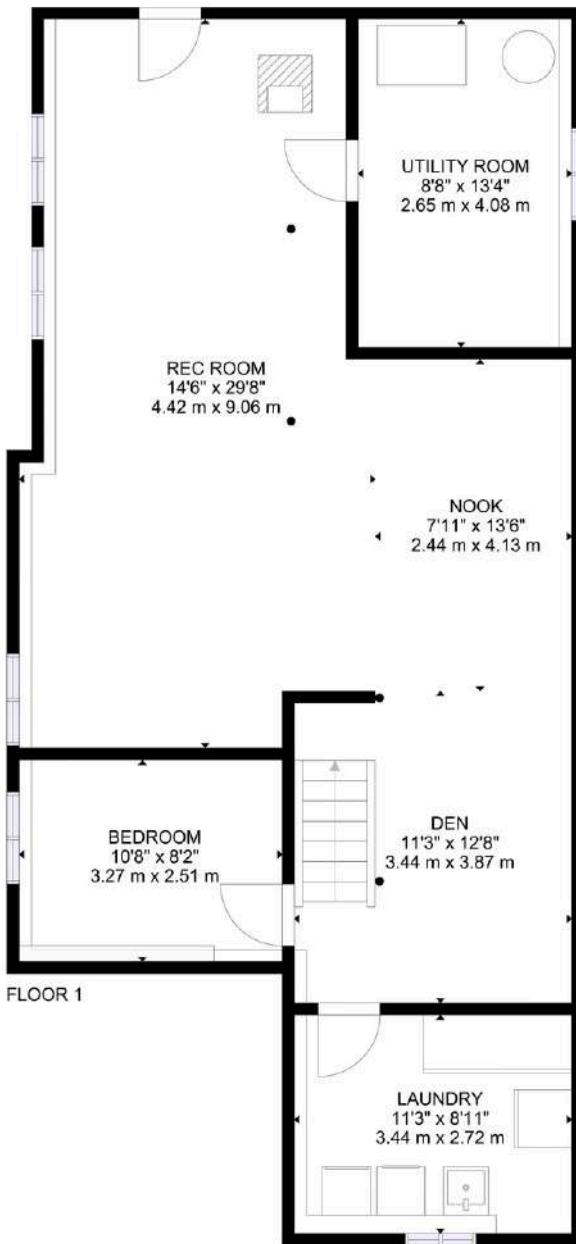
Main Floor

GROSS INTERNAL AREA

FLOOR 1: 971 sq.ft, 90 m², FLOOR 2: 1001 sq.ft, 93 m²
 EXCLUDED AREA: DECK 1: 246 sq.ft, 23 m², DECK 2: 140 sq.ft, 13 m²
 TOTAL: 1972 sq.ft, 183 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR PLAN 2/2



Basement

GROSS INTERNAL AREA

FLOOR 1: 971 sq.ft, 90 m², FLOOR 2: 1001 sq.ft, 93 m²
 EXCLUDED AREA: DECK 1: 246 sq.ft, 23 m², DECK 2: 140 sq.ft, 13 m²
 TOTAL: 1972 sq.ft, 183 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SURVEY

L (2) \overline{r}

4

1157

115

6930

1 --- Line

Schwarzer

Lors

18
(1168)

8

Most Northerly Corner
Lot 3, Con 5
per Plan 28 R-4542

Hand-drawn property survey map showing boundaries, roads, and buildings. The map includes labels such as 'N 44° 03' 40"E 158.63', 'N 44° 03' 40"E 33728', 'N 43° 27' 00"E 206.46', 'PART 1', 'PART 2', 'PART 3', 'PART 4', 'PART 5 OF 5', 'PART 6', 'SIB (Wit) (1168)', 'SIB (1054)', 'PLAN 63173', 'shed', '1 Story Log Dwelling', 'IB (Wit) (1168)', 'RIVER', 'LAKE', and 'Ridgeau'. The map also shows various angles and distances between points.



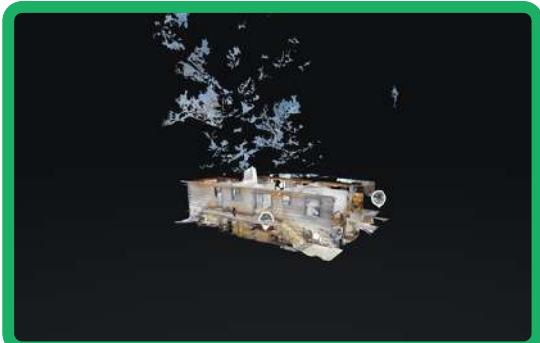
WELL RECORD

A large, red, starburst or jagged circular graphic centered on the page. Inside the starburst, the words "COMING SOON" are written in a bold, white, sans-serif font.

**COMING
SOON**

INTERACTIVE LINKS

Virtual Tour



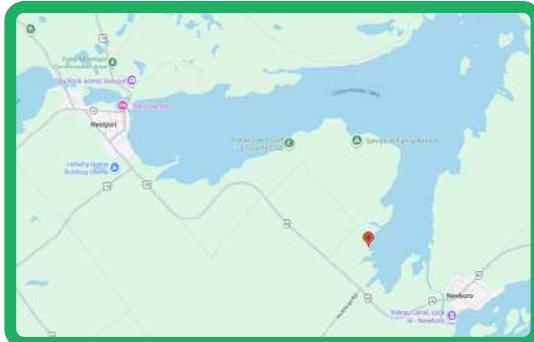
Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=mDkz8L7ZXsH>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/d5FUtLUfgSA>

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/Pf5RxvVcLdVKsjkU8>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/133SugarhouseLane/>

MLS LISTING



133 Sugarhouse Lane Rideau Lakes Ontario K0G 1X0 Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville SPIS: N Taxes: \$4,835.86/2025		List: \$899,000 For: Sale DOM: 0
Detached Link: N Bungalow	Front On: E Acre: .50-1.99 	Rms: 14 Bedrooms: 3 + 1 Washrooms: 1 1x4xMain
Lot: 160.45 x 354.8 Feet Irreg: Dir/Cross St: Sugarhouse Lane / Highway 42 Directions: Highway 42 to Sugarhouse Lane. Watch for signs.		

MLS#: X12787992 PIN#: 442630059

Possession Remarks: TBD

Legal: PT LT 3 CON 5 NORTH CROSBY PT 4, 5, 6 28R4542 S/T & T/W LR268176; RIDEAU LAKES

Kitchens: 1 Fam Rm: N Basement: Finished with Walk-Out Fireplace/Stv: Y Heat: Forced Air / Propane A/C: Central Air Central Vac: N Apx Age: 31-50 Year Built: 1987 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Metal Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:	Exterior: Log Gar/Gar Spcs: None / 0 Park/Drive: Drive: Circular Drive, Private Double Drive Park Spcs: 6 Tot Prk Spcs: 6 UFFI: None Pool: Energy Cert: Cert Level: GreenPIS: Prop Feat: Beach, Fireplace/Stove, Golf, Park, Place Of Worship, School Bus Route, Waterfront, Waterfront Exterior Feat: Deck, Fishing, Hot Tub, Landscaped, Privacy, Year Round Living Interior Feat: Carpet Free, Primary Bedroom - Main Floor, Water Heater Owned, Water Softener Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: RW Cable TV: N Hydro: Y Gas: N Phone: Y Water: Well Water Supply Type: Drilled Well Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: Propane Tank Under Contract: HST Applicable to: Not Subject to HST Sale Price: Oth Struct: Garden Shed, Shed Survey Type: Available
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Water Body Name: Upper Rideau Lake

Shoreline: Shallow, Natural

Water Body Type: Lake

Shoreline Allowance: None

Water Frontage (M): 160.45

Shoreline Exp: E

Topography: Level, Wooded/Treed

Alternative Power: Other

Water Features: Dock, Waterfront-Deeded

Easements/Restrict: Unknown

Access to Property: Year Round Private Road

Rural Services: Cell Services, Electricity Connected, Garbage

Docking Type: Private

Pickup, Internet High Speed, Recycling Pickup, Telephone

Water View: Direct

Available

WaterfrontYN: Y

Waterfront Accessory Bldgs: Not Applicable

Waterfront: Direct

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	9.51	x8.53	Hardwood Floor
2	Kitchen	Main	14.11	x8.2	Laminate
3	Dining	Main	9.84	x8.2	Hardwood Floor
4	Living	Main	13.45	x11.15	Hardwood Floor
5	Bathroom	Main	8.2	x4.92	Laminate
6	Prim Bdrm	Main	14.76	x9.84	Hardwood Floor
7	2nd Br	Main	9.84	x8.53	Hardwood Floor
8	3rd Br	Main	11.81	x9.84	Hardwood Floor
9	4th Br	Bsmt	10.17	x8.2	Laminate
10	Laundry	Bsmt	10.5	x 7.87	Laminate
11	Rec	Bsmt	21.65	x 13.45	Laminate
12	Office	Bsmt	12.8	x 7.87	Laminate
13	Foyer	Bsmt	11.81	x7.87	Tile Floor
14	Utility	Bsmt	9.84	x8.53	Concrete Floor

Client Remks: Welcome to this cozy retreat in the heart of lake country, set on an east-facing, over one-acre lot with mature trees and beautiful perennials, just 7 km south of the charming Village of Westport. Full of rustic character that only a true log home can offer, this property features three bedrooms on the main level and an additional bedroom on the lower level. Step inside to find a warm and inviting layout with the kitchen at the rear of the home and a bright living room at the front, perfectly positioned to capture stunning lake views. Down the hall, you'll find the bedrooms and a beautifully updated 4-piece bathroom (2024). Step outside onto the spacious lakeside deck - the perfect place to enjoy your morning coffee while watching the sunrise and listening to the sounds of nature. Just a few steps down, unwind in the hot tub for ultimate relaxation. Imagine spending warm summer days in the lakeside gazebo with a good book and a gentle breeze off Upper Rideau Lake. The walkout lower level offers a cozy recreation room complete with a woodstove, creating a warm and welcoming space to relax or entertain. This level also includes a bedroom, laundry room, and convenient walk-out access to the side yard. Many thoughtful updates have been completed over the years, including the kitchen and main bathroom (2024), dock (2025), furnace (2018), and more. Upper Rideau Lake, one of the larger lakes on the renowned Rideau Canal system, offers endless opportunities for boating and exploring. Spend the day on the water and dock at one of the ports on the Rideau System for dinner, shopping or entertainment. The waterfront features natural shoreline areas and sufficient depth off the aluminum dock for your boat. Located on picturesque Sugarhouse Lane, surrounded by majestic maple trees, this property embraces everything cottage country has to offer - boating, hiking, golfing, snowmobiling, ATV trails, and even the opportunity to tap your own maple trees for syrup.

Inclusions: Fridge, Stove, Microwave, Dishwasher, Dock, Gazebo

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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