



## 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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Rideau Lakes, ON**

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# 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**

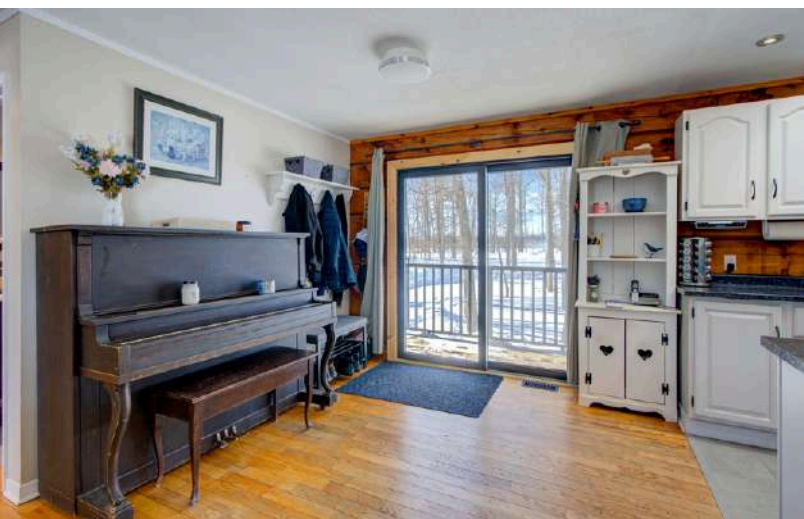
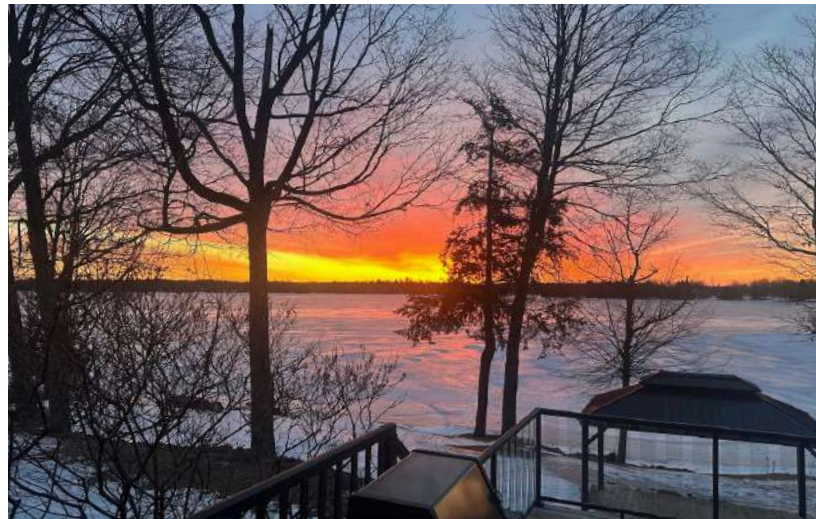
- Highway 42 to Sugarhouse Lane. Watch for signs.



# 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

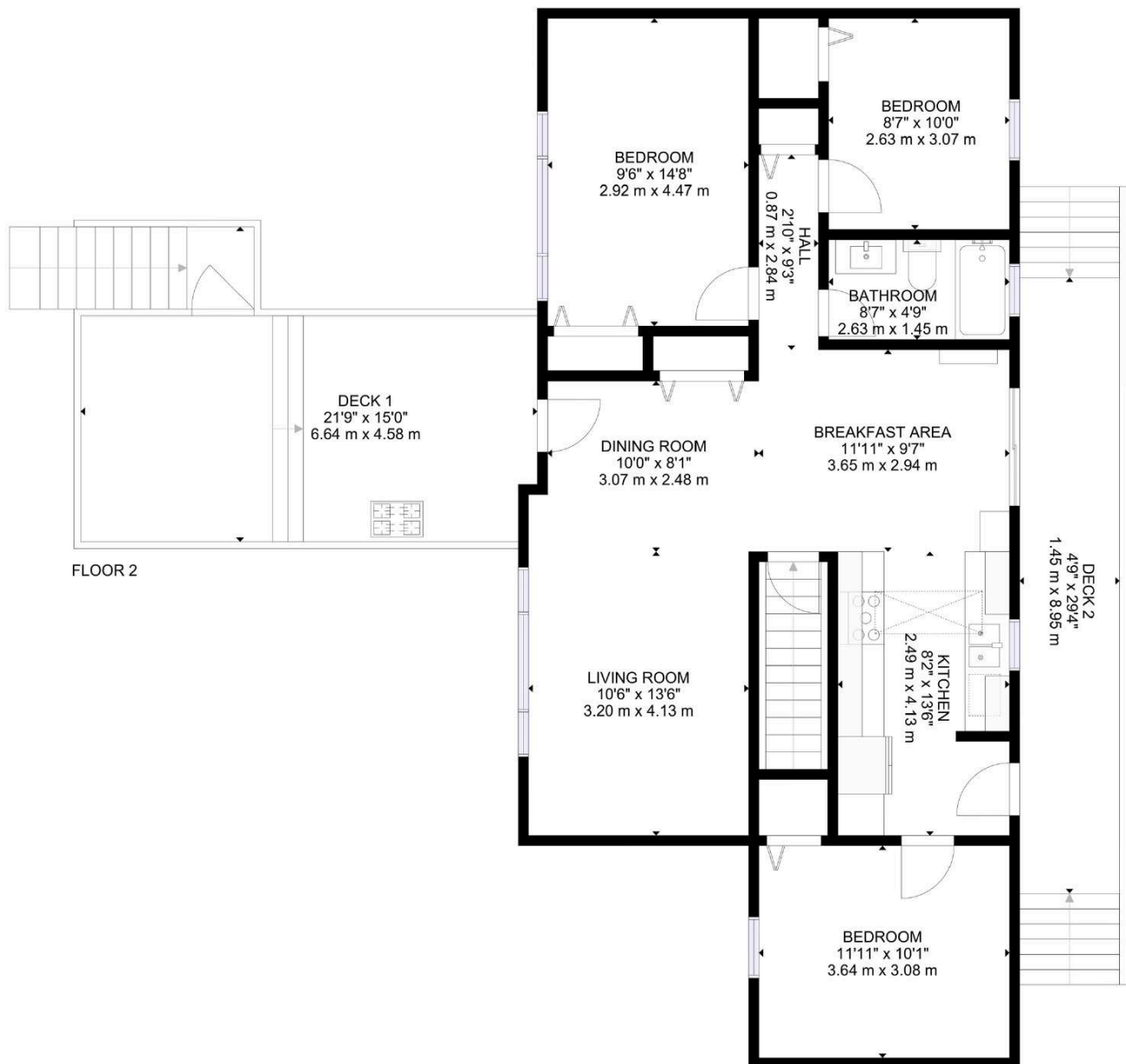




# GALLERY



# FLOOR PLAN 1/2

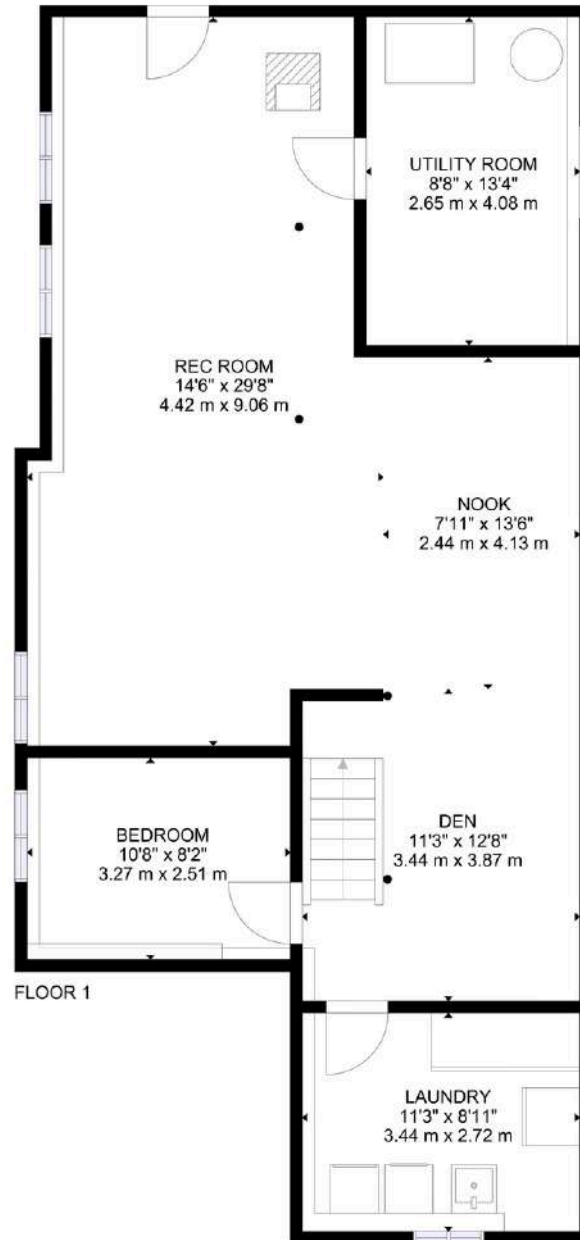


## Main Floor

GROSS INTERNAL AREA  
 FLOOR 1: 971 sq.ft, 90 m<sup>2</sup>, FLOOR 2: 1001 sq.ft, 93 m<sup>2</sup>  
 EXCLUDED AREA: DECK 1: 246 sq.ft, 23 m<sup>2</sup>, DECK 2: 140 sq.ft, 13 m<sup>2</sup>  
 TOTAL: 1972 sq.ft, 183 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# FLOOR PLAN 2/2



## Basement

GROSS INTERNAL AREA  
FLOOR 1: 971 sq.ft, 90 m<sup>2</sup>, FLOOR 2: 1001 sq.ft, 93 m<sup>2</sup>  
EXCLUDED AREA: DECK 1: 246 sq.ft, 23 m<sup>2</sup>, DECK 2: 140 sq.ft, 13 m<sup>2</sup>  
TOTAL: 1972 sq.ft, 183 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## SURVEY







# INTERACTIVE LINKS

## Virtual Tour



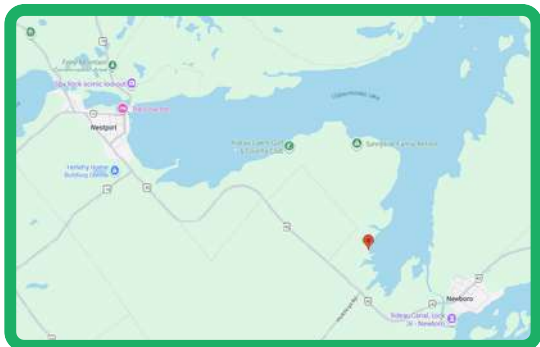
Scan the QR Code or Visit:  
<https://my.matterport.com/show/?m=mDkz8L7ZXsH>

## 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/Pf5RxxVcLdVKsjkU8>

## 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 **DOM:** 0

**Detached** **Front On:** E **Rms:** 14  
**Link:** N **Acre:** .50-1.99 **Bedrooms:** 3 + 1  
**Bungalow** **Washrooms:** 1  
 1x4xMain

**Lot:** 160.45 x 354.8 FeetIrreg:  
**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:** Direct  
**Waterfront:**  
**Retirement:** Propane Tank  
**Under Contract:**  
**HST Applicable to:** Not Subject to HST  
**Sale Price:**  
**Oth Struct:** Garden Shed, Shed  
**Survey Type:** Available

**Water Body Name:** Upper Rideau Lake  
**Water Body Type:** Lake  
**Water Frontage (M):** 160.45  
**Topography:** Level, Wooded/Treed  
**Water Features:** Dock, Waterfront-Deeded  
**Access to Property:** Year Round Private Road  
**Docking Type:** Private  
**Water View:** Direct  
**WaterfrontYN:** Y  
**Waterfront:** Direct

**Shoreline:** Shallow, Natural  
**Shoreline Allowance:** None  
**Shoreline Exp:** E  
**Alternative Power:** Other  
**Easements/Restrict:** Unknown  
**Rural Services:** Cell Services, Electricity Connected, Garbage Pickup, Internet High Speed, Recycling Pickup, Telephone Available  
**Waterfront Accessory Bldgs:** Not Applicable

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	9.51	x8.53	Hardwood Floor
2	Kitchen	Main	14.11	x8.2	Laminate Vinyl Floor
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 Vinyl Floor
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, BROKERAGEPh: 613-273-9595



## Questions? Contact us:

**Tammy & Heath Gurr**

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