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

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 | x 8.53 | Hardwood Floor | |
| 2 | Kitchen | Main | 14.11 | x 8.2 | Laminate | Vinyl Floor |
| 3 | Dining | Main | 9.84 | x 8.2 | Hardwood Floor | |
| 4 | Living | Main | 13.45 | x 11.15 | Hardwood Floor | |
| 5 | Bathroom | Main | 8.2 | x 4.92 | Laminate | Vinyl Floor |
| 6 | Prim Bdrm | Main | 14.76 | x 9.84 | Hardwood Floor | |
| 7 | 2nd Br | Main | 9.84 | x 8.53 | Hardwood Floor | |
| 8 | 3rd Br | Main | 11.81 | x 9.84 | Hardwood Floor | |
| 9 | 4th Br | Bsmt | 10.17 | x 8.2 | 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 | x 7.87 | Tile Floor | |
| 14 | Utility | Bsmt | 9.84 | x 8.53 | Concrete Floor | |

Client Remarks: 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