



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 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

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| 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: Pool: None 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: Under Contract: Propane Tank 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
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 | 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 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