

	142 Paddy's Lane Rideau Lakes Ontario K0G 1X0 Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville SPIS: N Taxes: \$6,531.50/2025 DOM: 107		
	Detached Link: N 2-Storey	Front On: N Acre: 5-9.99	Rms: 16 Bedrooms: 3 Washrooms: 3 1x2xMain, 1x4xMain, 1x3x2nd
	Lot: 600 x 819.52 Feet Irreg: Dir/Cross St: Paddy's Lane / County Road 10 Directions: County Road 10 north of Westport to Paddy's Lane turn left. Follow to number 142.		

MLS#: X12268548 PIN#: 442570105		
Possession Remarks: TBD		
Legal: PT LT 20-21 CON 2 NORTH CROSBY PT 2 28R10136 T/W LR348210; RIDEAU LAKES		
Kitchens: 1 Fam Rm: Y Basement: Full / Partially Finished Fireplace/Stv: Y Heat: Forced Air / Electric A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 2500-3000 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:	Exterior: Log Gar/Gar Spcs: None / 0 Park/Drive: Drive: Private Double Drive Park Spcs: 4 Tot Prk Spcs: 4 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room, Fireplace/Stove, Golf, Library, Place Of Worship, School, Waterfront, Waterfront, Wooded/Treed Exterior Feat: Deck, Fishing, Landscaped, Privacy, Porch Enclosed, Year Round Living Interior Feat: Carpet Free, Countertop Range, Garburator, Primary Bedroom - Main Floor, Water Heater Owned, Water Softener Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: A Hydro: Y Gas: N Phone: Y Water: Well Water Supply Type: Drilled Well Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: Accessibility: None Feat: Under Contract: None HST Applicable to: Not Subject to HST Sale Price: Oth Struct: Aux Residences, Garden Shed Survey Type: Available

Water Body Name: Little Crosby Lake Water Body Type: Lake Water Frontage (M): 182.88 Topography: Hilly, Rocky, 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: Clean, Deep, Natural Shoreline Allowance: None Shoreline Exp: NE Alternative Power: None Easements/Restrict: Unknown Rural Services: Cell Services, Electricity Connected, Garbage Pickup, Internet High Speed, Recycling Pickup, Telephone Available Waterfront Accessory Bldgs: Not Applicable Sewage: Privy		
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	8.2	x 5.25	Tile Floor
2	Kitchen	Main	20.67	x 14.44	Hardwood Floor
3	Bathroom	Main	6.56	x 3.61	2 Pc Bath Hardwood Floor
4	Great Rm	Main	20.67	x 19.36	Hardwood Floor
5	Prim Bdrm	Main	18.7	x 15.09	Hardwood Floor
6	Bathroom	Main	15.09	x 9.19	4 Pc Ensuite Stone Floor
7	Family	Main	15.42	x 15.42	Hardwood Floor
8	Dining	Main	13.12	x 10.83	Hardwood Floor
9	Bathroom	Upper	15.42	x 12.14	3 Pc Bath Tile Floor
10	2nd Br	Upper	28.87	x 15.42	Hardwood Floor
11	3rd Br	Upper	15.42	x 15.09	Hardwood Floor
12	Loft	Upper	20.67	x 15.42	Hardwood Floor
13	Workshop	Bsmt	15.42	x 15.09	Concrete Floor
14	Other	Bsmt	12.47	x 9.84	Laminate W/O To Yard
15	Cold/Cant	Bsmt	10.5	x 6.23	Concrete Floor
16	Laundry	Lower	15.42	x 12.14	Concrete Floor

Client Remks: Hidden gem on Little Crosby Lake just north of Westport! This stately colonial concept log home sits immersed in trees on 6 acres of land with total privacy. Upon entering the home, you will find yourself in awe looking at the grand living room with beautiful windows and large custom hickory kitchen with a 6 burner Viking cooktop, double wall ovens, Miele dishwasher, granite counter tops and amazing locally sourced red oak flooring. This level has a family room with a granite boulder fireplace, an attached dining area, a 2pc powder room and a welcoming foyer. The primary bedroom has an attached 5pc ensuite with whirlpool tub and access to a large bronze-screened porch which is a wonderful place for your morning coffee. Walking up the custom oak and steel frame stairs to the second level, you will see a large loft area, two bedrooms and a 3pc bathroom. There is a Jotul propane stove in one of the bedrooms and all bedrooms have birch flooring. The walkout basement has 9' high ceilings, a workshop, craft room, undeveloped recreation room with a woodstove, cold room and laundry room. There are two doors that access the yard from this level. The house is serviced by a drilled well and septic system and includes a water softener, heat pump, 200 amp electrical service and two 40-gallon electric water heaters. Wandering down the path toward the lake, you will pass a 2-bedroom cedar bunkie with plenty of space for guests. Continuing along the path to the lake brings you to the dock area with a natural shoreline that is a perfect spot for your boat. Along the shoreline to the west is a lovely platform for sitting and enjoying deeper swimming waterfront. Looping back toward the house, there is a catwalk section on the path bringing you back home. There is a large garden shed behind the house - perfect for all your yard equipment. This stunning property is located just 10 minutes north of Westport with easy access to all amenities and unique dining and shopping options.

Inclusions: Dock, Aluminum Boat, Motor, Trolling Motor, Washer, Dryer, Fridge

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