



*Luxury Lakefront Log Home
Just Minutes from Westport*

142 Paddy's Lane, Rideau Lakes, ON

#	X12759422
\$	\$1,349,000
	3 Bedrooms
	3 Bathrooms
	6.047 Acres
	Little Crosby Lake

Located just a few minutes north of Westport, sits this hidden gem on Little Crosby Lake.

This stately colonial concept log home sits immersed in the trees on approximately 6 acres of land with total privacy. Upon entering the home, you will find yourself in awe when 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 with glass front, 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.

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage

info@gurreathomes.com

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www.gurreathomes.com

(613) 273-9595



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Listing Description

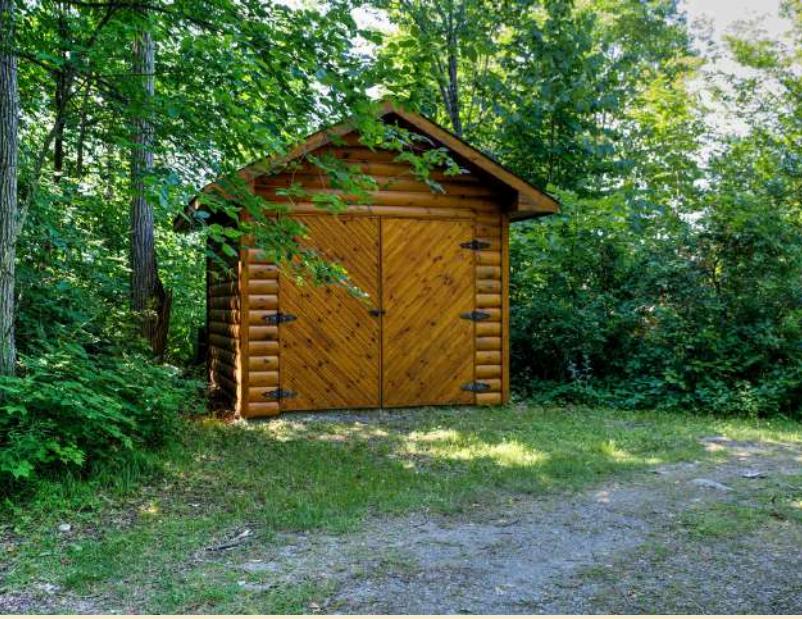
Located just a few minutes north of Westport, sits this hidden gem on Little Crosby Lake.

- This stately colonial concept log home sits immersed in the trees on approximately 6 acres of land with total privacy.
- Upon entering the home, you will find yourself in awe when 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 with glass front, 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 and has a workshop, craft room, undeveloped recreation room with a Jotul woodstove, cold room and a 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, air-source heat pump, 200 amp electrical service and two 40-gallon electric water heaters.
- Wandering down the path towards 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, you will see a lovely platform for sitting and enjoying deeper swimming waterfront.
- Looping back towards the house there is a catwalk section on the path bringing you back home. There is a large garden shed behind the house which is 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.

Directions

County Road 10 north of Westport to Paddy's Lane turn left. Follow to number 142.

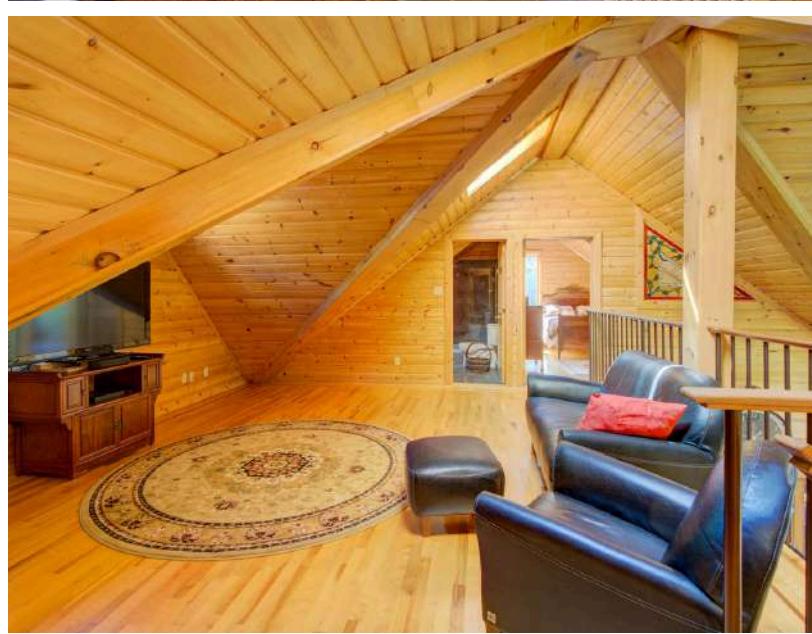
GALLERY



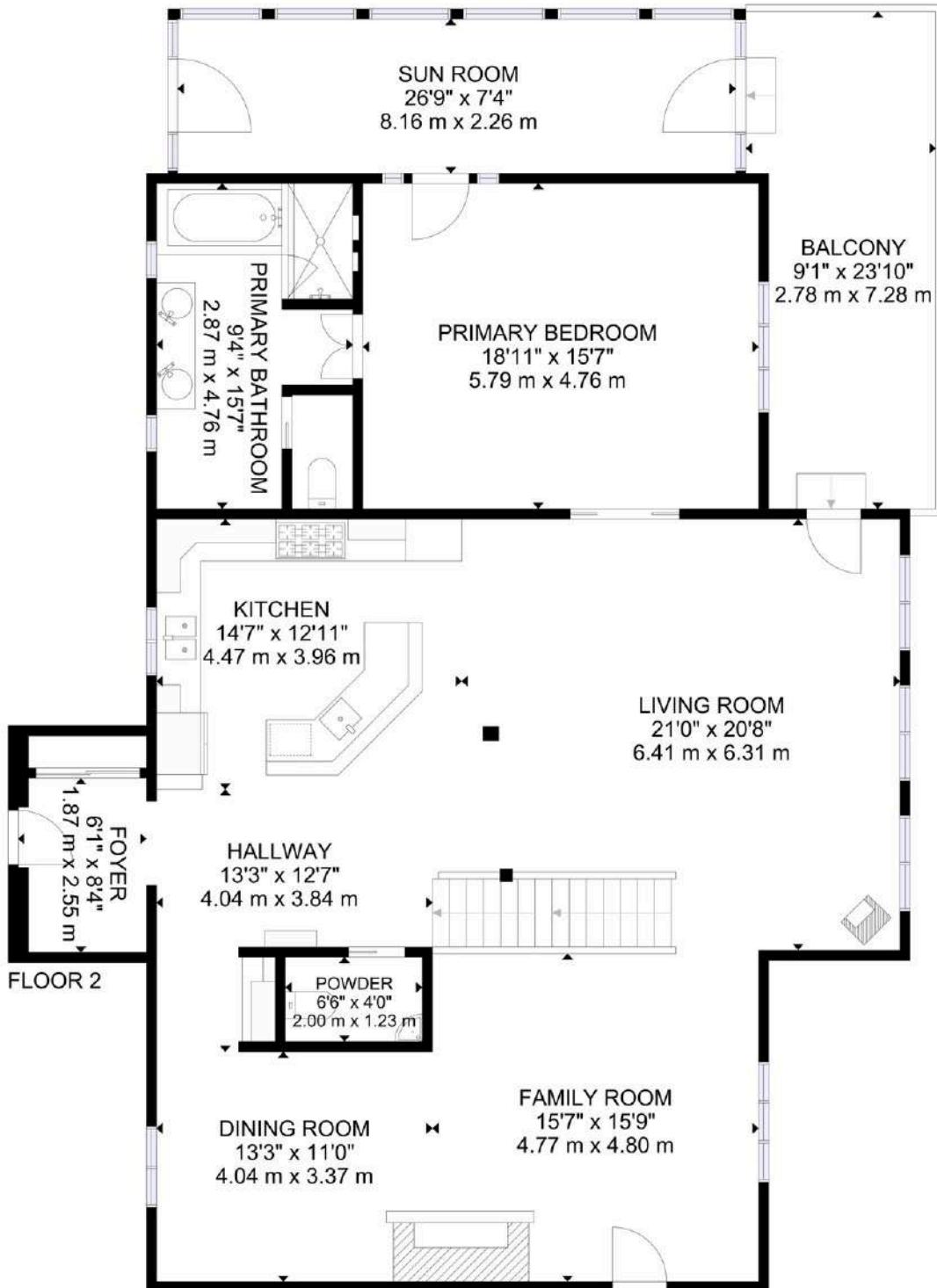
GALLERY



GALLERY



FLOOR PLANS 1/2

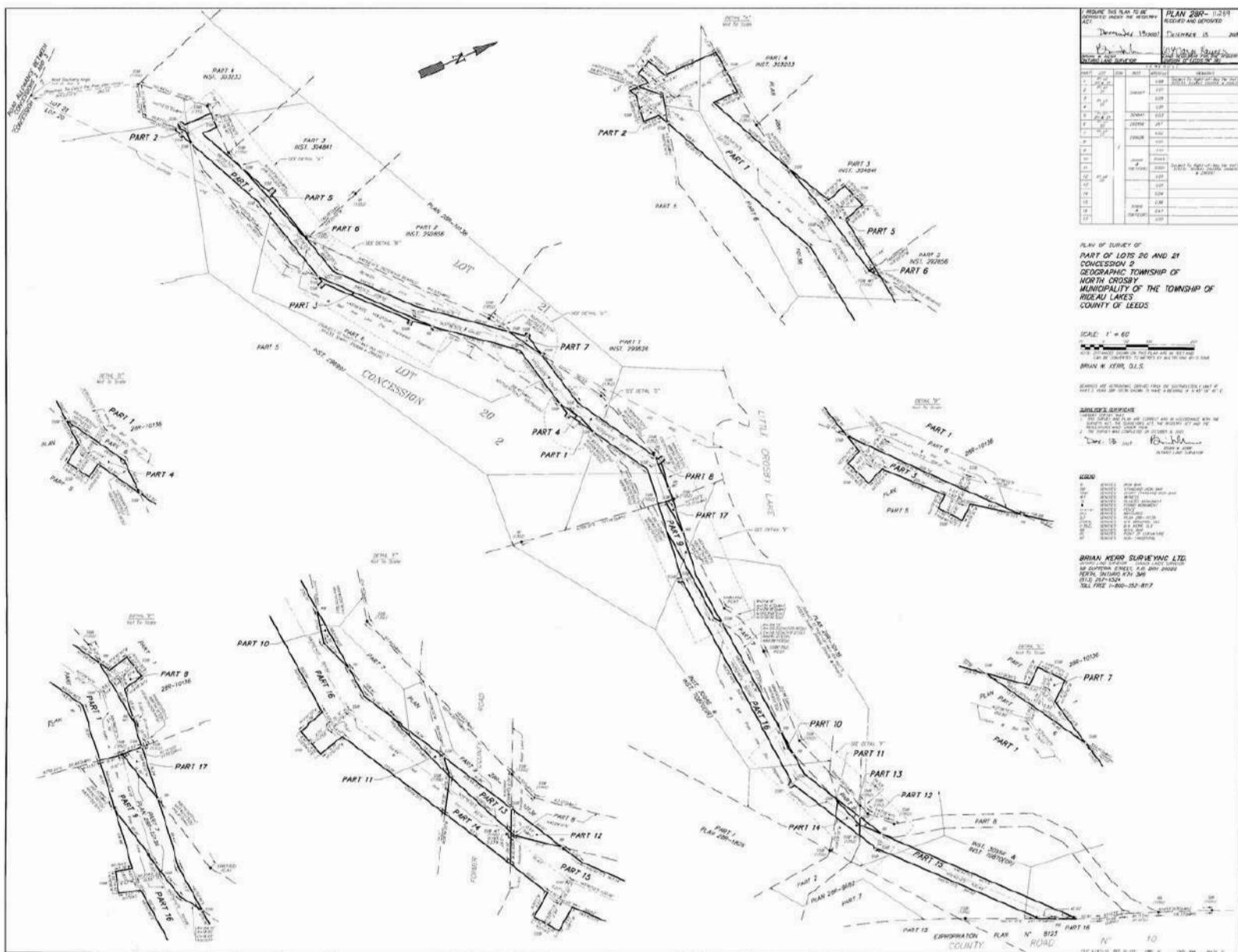


GROSS INTERNAL AREA

FLOOR 1: 1638 sq.ft, 152 m², FLOOR 2: 1730 sq.ft, 161 m², FLOOR 3: 1002 sq.ft, 93 m²
 EXCLUDED AREA: SUN ROOM: 198 sq.ft, 18 m², BALCONY: 200 sq.ft, 19 m²
 TOTAL: 4370 sq.ft, 406 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SURVEY



This information is believed to be accurate but is not warranted. Buyers to verify accuracy of all information.

INTERACTIVE LINKS

Virtual Tour



Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=c36EjwTJm19>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/NhDAg7nA3FM>

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/RGDPN2fB6AsWyySf8>

Panorama View



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

MLS LISTING

	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 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 Feetirreg: Dir/Cross St: Paddy's Lane / County Road 36 Directions: Mountain Road north of Westport to Patty's Lane turn left. Follow to number 142.	List: \$1,349,000 For: Sale DOM: 0
	MLS#: X12759422 PIN#: 442570105 Possession Remarks: TBD	

Kitchens: 1 Fam Rm: Y Basement: Full / Part Fin Fireplace/Stv: Y Heat: Forced Air / Electric A/C: Central Air Central Vac: N 2500-3000 Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:	Exterior: Log Drive: Pvt Double Gar/Gar Spcs: None / 0 Drive Park Spcs: 4 Tot Prk Spcs: 4 None UFFI: Pool: Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room, Fireplace/Stove, Golf, Library, Place Of Worship, School, Waterfront, Waterfront, Wooded/Treed	Zoning: Cable TV: A Hydro: Y Gas: N Phone: Y Water: Well Water Supply: Drilled Well Sewer: Septic Spec Desig: Unknown Farm/Agri: Direct Waterfront: Retirement: Oth Struct: Aux Residences, Garden Shed Survey Type: Available
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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

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	8.2	x5.25	Tile Floor
2	Kitchen	Main	20.67	x14.44	Hardwood Floor
3	Bathroom	Main	6.56	x3.61	2 Pc Bath
4	Great Rm	Main	20.67	x19.36	Hardwood Floor
5	Prim Bdrm	Main	18.7	x15.09	Hardwood Floor
6	Bathroom	Main	15.09	x9.19	4 Pc Ensuite
7	Family	Main	15.42	x15.42	Hardwood Floor
8	Dining	Main	13.12	x10.83	Hardwood Floor
9	Bathroom	Upper	15.42	x12.14	3 Pc Bath
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
15	Cold/Cant	Bsmt	10.5	x 6.23	Concrete Floor
16	Laundry	Lower	15.42	x 12.14	Concrete Floor

Client Remarks: 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.

Extras:

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



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



Westport Office:
7 Spring Street, P.O. Box 148,
Westport, ON K0G 1X0



www.gurreathomes.com
info@gurreathomes.com
(613) 273-9595



Kingston Office:
640 Cataraqui Woods Drive
Kingston, ON K7P 2Y5

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