

	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			List: \$1,349,000 For: Sale
	Detached	Front On: N	Rms: 16	
	Link: N	Acre: 5-9.99	Bedrooms: 3	
	2-Storey		Washrooms: 3	
			1x2xMain, 1x4xMain, 1x3x2nd	
	Lot: 600 x 819.52 Feet Irreg:			
	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.		

MLS#: X12759422 **PIN#:** 442570105

Possession Remarks: TBD

Legal: PT LT 20-21 CON 2 NORTH CROSBY PT 2 28R10136 T/W LR348210; RIDEAU LAKES

Kitchens: 1	Exterior: Log	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV: A
Basement: Full / Partially Finished	Park/Drive:	Hydro: Y
Fireplace/Stv: Y	Drive: Private Double	Gas: N
Heat: Heat Pump / Electric	Drive Park Spcs: 4	Phone: Y
A/C: Central Air	Tot Prk Spcs: 4	Water: Well
Central Vac: N	UFFI:	Water Supply Type: Drilled Well
Apx Age:	Pool: None	Sewer: Septic
Apx Sqft: 2500-3000	Energy Cert:	Spec Desig: Unknown
Lot Shape: Irregular	Cert Level:	Farm/Agr:
Lot Size Source: GeoWarehouse	GreenPIS:	Waterfront: Direct
Roof: Asphalt Shingle	Prop Feat: Family Room, Fireplace/Stove, Golf, Library, Place Of Worship, School, Waterfront, Waterfront, Wooded/Treed	Retirement:
Foundation: Poured Concrete	Exterior Feat: Deck, Fishing, Landscaped, Privacy, Porch Enclosed, Year Round Living	Accessibility: None
Assessment: 2025	Interior Feat: Carpet Free, Countertop Range, Garburator, Primary Bedroom - Main Floor, Water Heater Owned, Water Softener	Feat:
POTL:	Security Feat: Carbon Monoxide Detectors, Smoke Detector	Under Contract: None
POTL Mo Fee:		HST Applicable to: Not Subject to HST
Elevator/Lift:		Sale Price:
Laundry Lev:		Oth Struct:
Phys Hdcap-Eqp:		Aux Residences, Garden Shed
		Survey Type: Available

Water Body Name: Little Crosby Lake	Shoreline: Clean, Deep, Natural
Water Body Type: Lake	Shoreline Allowance: None
Water Frontage (M): 182.88	Shoreline Exp: NE
Topography: Hilly, Rocky, Wooded/Treed	Alternative Power: None
Water Features: Dock, Waterfront-Deeded	Easements/Restrict: Unknown
Access to Property: Year Round Private Road	Rural Services: Cell Services, Electricity Connected, Garbage Pickup, Internet High Speed, Recycling Pickup, Telephone Available
Docking Type: Private	Waterfront Accessory Bldgs: Not Applicable
Water View: Direct	Sewage: Privy
WaterfrontYN: Y	
Waterfront: Direct	

#	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
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
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
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.

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

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