

*Spacious Home with Dock,
Boat Lift & Pontoon Boat!*



162 McNally's Lane, Upper Rideau Lake, ON

- # X12209529
- \$ \$1,200,000
- 4 Bedrooms
- 2 Bathrooms
- 0.74 Acres
- Upper Rideau Lake

Beautiful waterfront home located just southeast of the Village of Westport.

This immaculate home rests on the shores of Upper Rideau Lake with level access to great waterfrontage and beautifully maintained and landscaped grounds. The home has a large inviting foyer with a 2-pc bathroom and a few steps that lead to the kitchen and breakfast nook with access out to the deck that overlooks the water. There is a large formal dining room attached to a bright and spacious living room with a propane fireplace and another entryway to the large front deck. The dining room and living room have cathedral ceilings and floor to ceiling windows for unobstructed views of the lake and the front yard. The home has three bedrooms and a 4-pc bathroom on the main level.

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



www.gurreathomes.com



info@gurreathomes.com

(613) 273-9595



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Upper Rideau Lake, ON**

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Features

Beautiful waterfront home located just southeast of the Village of Westport.

- This immaculate home rests on the shores of Upper Rideau Lake with level access to great waterfrontage and beautifully maintained and landscaped grounds.
- The home has a large inviting foyer with a 2-pc bathroom and a few steps that lead to the kitchen and breakfast nook with access out to the deck that overlooks the water. There is a large formal dining room attached to a bright and spacious living room with a propane fireplace and another entryway to the large front deck. The dining room and living room have cathedral ceilings and floor to ceiling windows for unobstructed views of the lake and the front yard. The home has three bedrooms and a 4-pc bathroom on the main level.
- The lower level has a large recreation room with a walkout to the lower patio and sitting area as well as an additional bedroom, laundry room, pantry area and large workshop.
- The property is serviced by a drilled well and septic system and is heated by a forced air propane furnace, a propane fireplace and electric baseboard heaters. There is also central air conditioning as well as a wood burning forced air furnace that is not currently being used but could be utilized if someone wished to do so.
- The property also includes an oversized 2-car detached garage, a large aluminum dock, boat lift and a 22' pontoon boat! Incredible package!
- Spend your day gardening in the many beautiful flowerbeds or enjoy relaxing in the lakeside swing and watching the sunset. Explore the many lakes of the Rideau System from your home that is in an excellent location just outside of the vibrant Village of Westport.

Directions

- County Road 42 / McNally's Lane

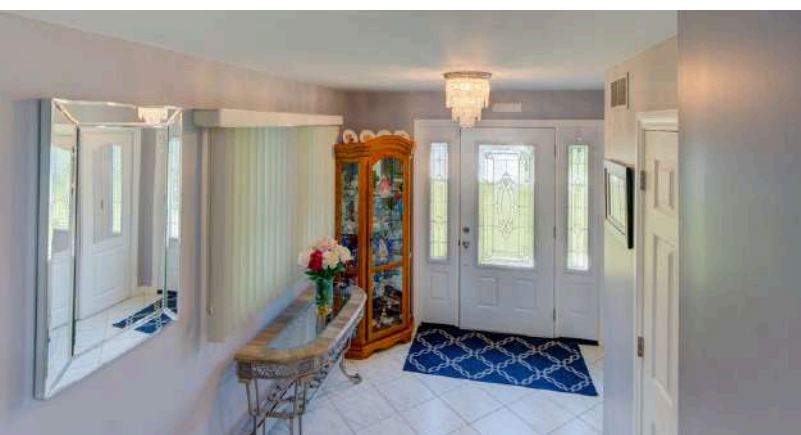
MORE INFORMATION

Home Improvements:

- 2022: Roof
- 2019: Windows
- 2007: Furnace

Utilities & Annual Costs (2024)

Taxes	Hydro (Home)	Hydro (Garage)	Internet	Propane	Road Maintenance
\$5,062.74	\$2,197.82	\$404.03	with Rogers	\$1,018.51	\$475.00

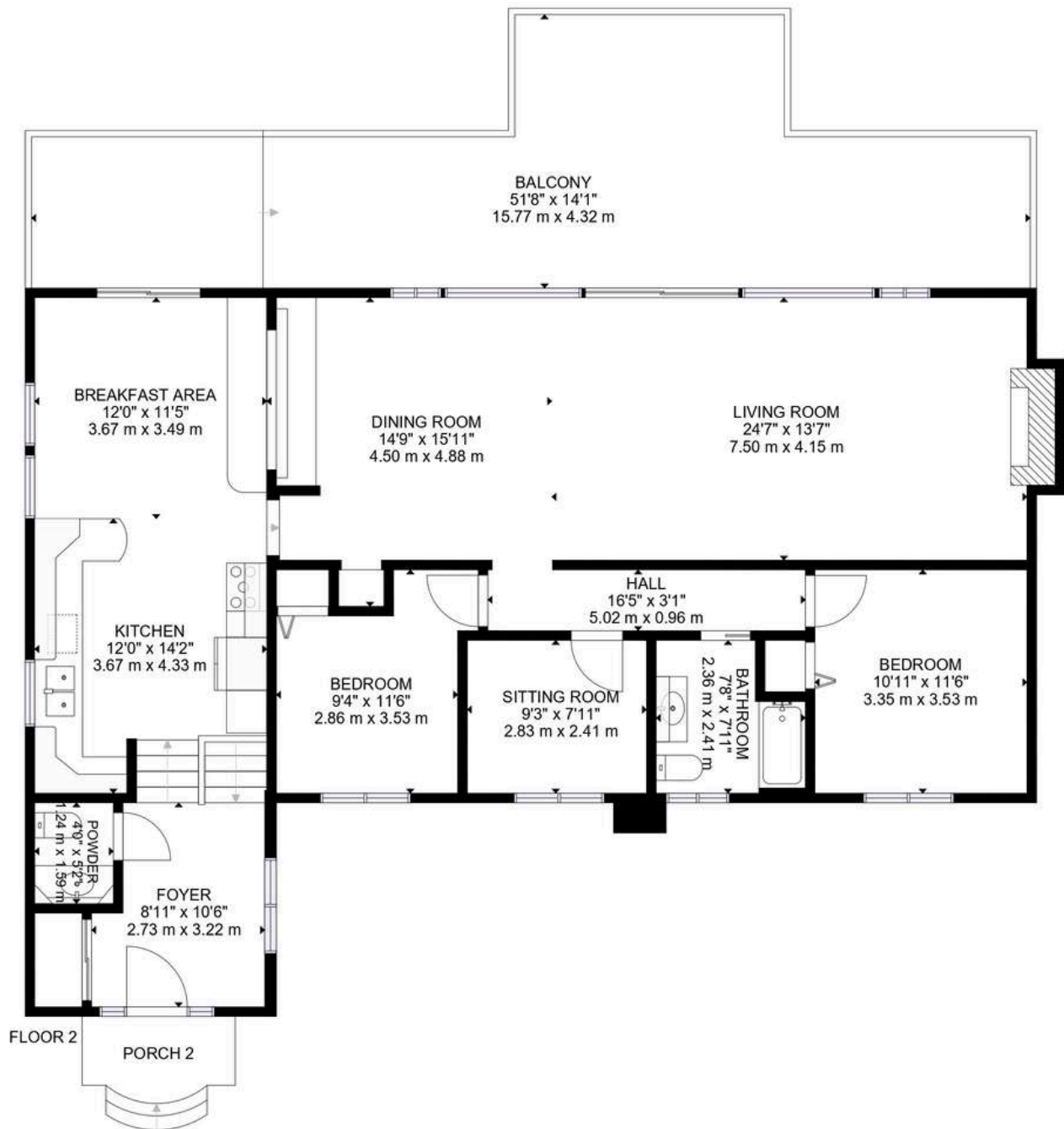


GALLERY



FLOOR PLAN 1/2

Main Floor

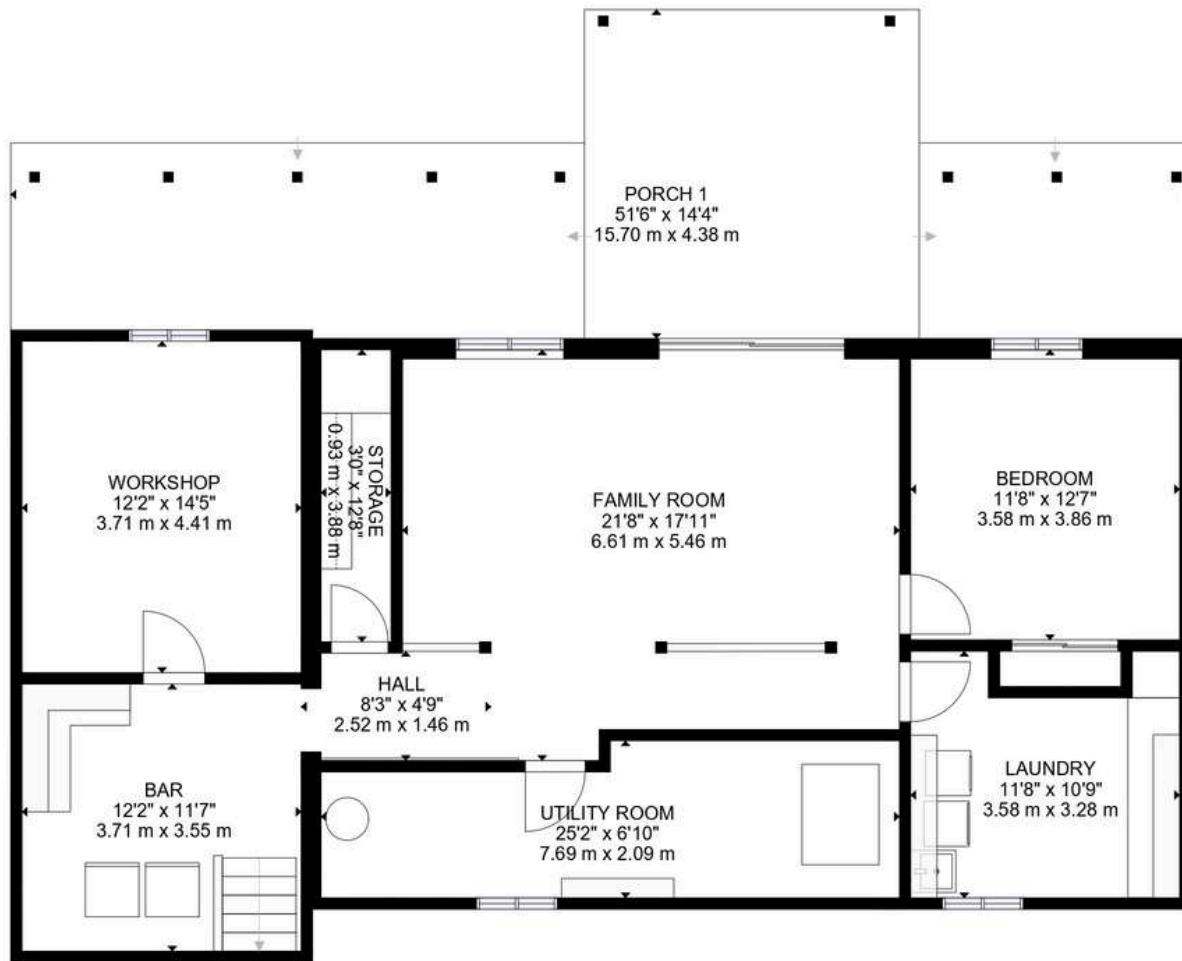


GROSS INTERNAL AREA
FLOOR 1: 1242 sq.ft, 115 m², FLOOR 2: 1461 sq.ft, 136 m²
EXCLUDED AREA: PORCH 1: 520 sq.ft, 48 m², BALCONY: 494 sq.ft, 46 m², PORCH 2: 32 sq.ft, 3 m²
TOTAL: 2703 sq.ft, 251 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR PLAN 2/2

Basement

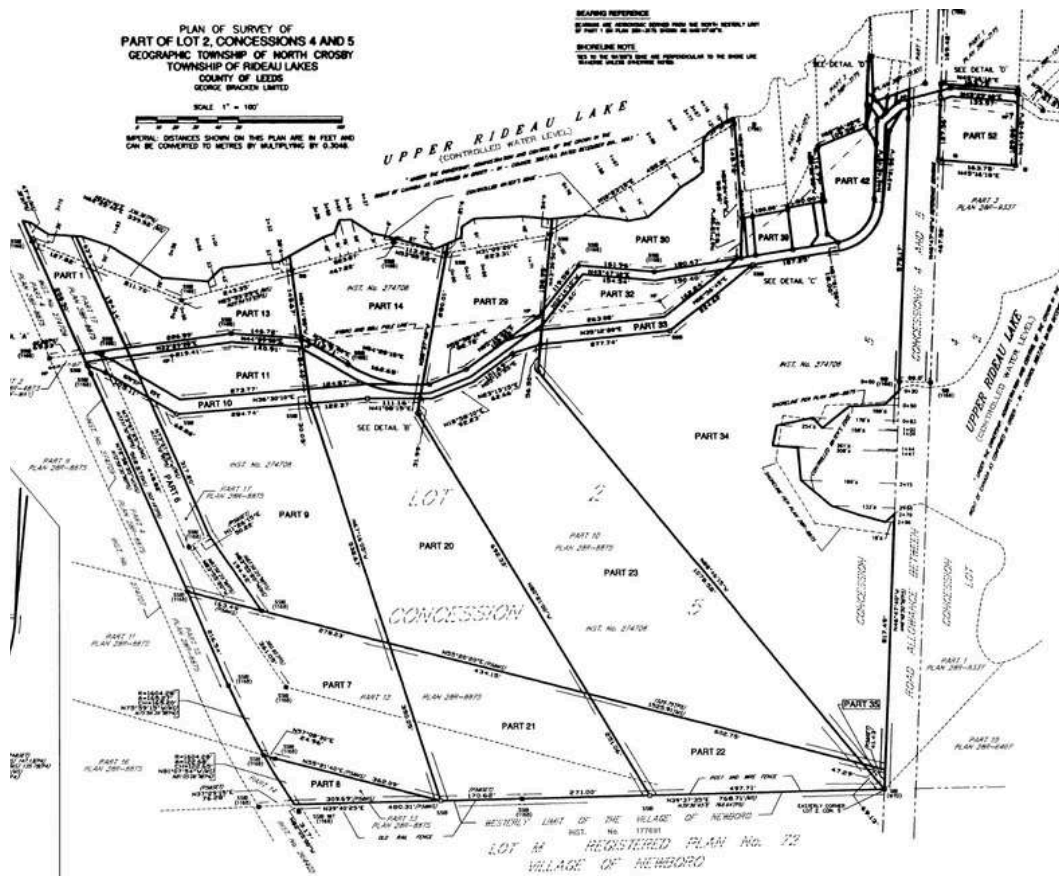
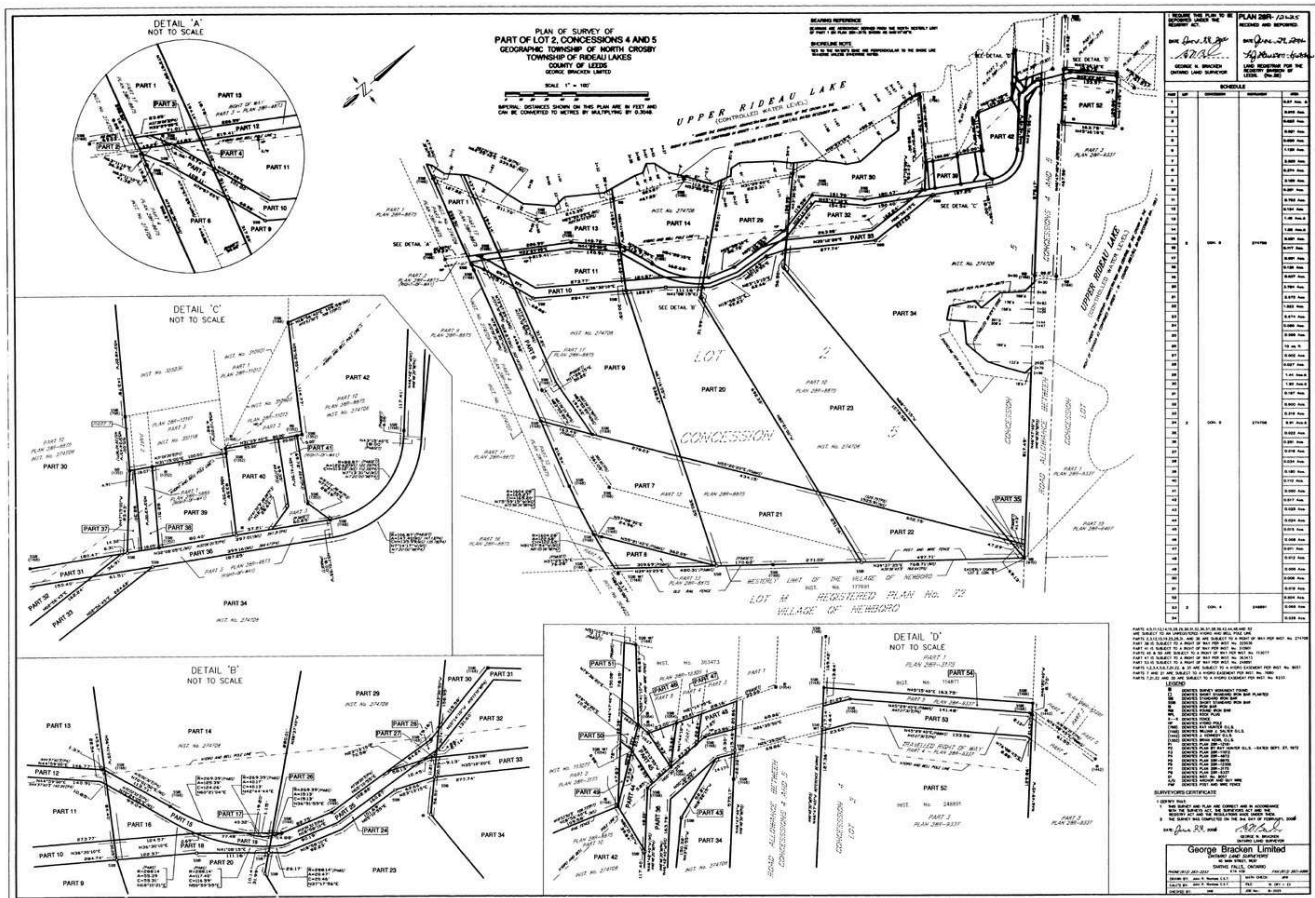


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SURVEY



AERIAL IMAGES



WATER TEST

Public Health Ontario | Santé publique Ontario

Public Health Laboratory - Kingston

181 Barrie St
KINGSTON, ON K7L 3K2

Bacteriological Analysis of Drinking Water for Private Citizen, Single Household Only
Analyse bactériologique de l'eau potable - Particuliers, Ménages unifamiliaux seulement

Submitter's Name and Mailing Address /

Submitter's Name and Mailing Address /
Nom de famille

Street address / Adresse municipale

162 MCNALLY'S LANE
WESTPORT, ON K0G 1X0

Location of Water Source /

Emplacement de la source d'eau

Lot, Concession / ou lot, concession

Emergency Locator # / B11#

Street address / Adresse municipale

162 MCNALLY'S LANE
WESTPORT ON K0G1X0

County / Comté: NOT PROVIDED

Health Unit # / # du bureau de santé: 2243

Specimen details / Détails sur l'échantillon:

Barcode / Code à barres: 012661700

Phone # / # tél.: 613 273 7825

Date/Time Collected / Date/heure du prélèvement*: 2024-11-07 07:30:00

Date/Time Received / Date/heure Reçu le*: 2024-11-07 10:55:00

Purification system used (e.g. UV, filtration, etc.)? /
Système d'épuration utilisé (p. ex. rayons UV, filtration, etc.)?

No / Non

Authorized by / Autorisé par

Chief, Medical Microbiology or Designate

Specimen Note / Note sur l'échantillon:

This specimen was received in good condition unless otherwise stated. / À moins d'avis contraire, l'échantillon était en bonne condition au moment de la réception.

Test results / Résultats d'analyse:

Total Coliform CFU/100 mL / Coliformes totaux UFC/100 mL.

0

E.coli CFU/100 mL / E. coli UFC/100 mL.

0

Interpretation / Interprétation:

There is no evidence of fecal contamination. If the results show the presence of coliforms it may be indicative of a contaminated water supply. Given the susceptibility of well water to external influences, it is important to test water frequently. Consult local health unit for information if required.

Il n'y a aucune preuve de contamination fécale. Si les résultats indiquent la présence de coliformes, cela peut être révélateur d'une source d'eau polluée. L'eau des puits étant susceptible d'être dégradée par des facteurs externes, il est important de la faire analyser fréquemment. Consultez le bureau local de santé publique pour plus de détails, si nécessaire.

Date of Analysis / Date de l'analyse: 2024-11-07

Date Read / Analyse effectuée le: 2024-11-08

Please Note / Prière de noter ce qui suit :

The results apply to the sample as received. / Les résultats s'appliquent à l'échantillon, tel que reçu.

These results relate only to the sample tested. / Le résultat obtenu se rapporte seulement à cet échantillon d'eau analysé.

Note : This water sample was only tested for the presence of both Total Coliforms and E. coli (ISO/IEC 17025 accredited tests) bacterial indicators of contamination by Membrane Filtration. The sample was not tested for other contaminants, including chemical contaminants, and therefore may be unsafe to drink even when there is no significant evidence of bacterial contamination. Contact your local public health unit for information on testing for other contaminants. / Remarque: Cet échantillon d'eau n'a été analysé que pour détecter (par un laboratoire accrédité conformément à la norme ISO/IEC 17025) la présence des coliformes totaux et des bactéries colibacillaires, indicateurs de contamination par filtration sur membrane. L'échantillon n'a pas été testé pour d'autres contaminants, y compris les contaminants chimiques et, par conséquent, l'eau peut être impropre à la consommation même lorsqu'il n'y a aucune preuve significative de contamination bactérienne. Veuillez communiquer avec le bureau de santé publique de votre localité pour vous renseigner au sujet de l'analyse visant à détecter la présence d'autres contaminants.

If the reported client information does not match the information you supplied on the form please contact the PHO Customer Service Centre. Telephone: 1-877-604-567 or 416-235-6556 or E-mail: customerservicecentre@oahpp.ca. For operating hours see our website www.publichealthontario.ca/labs. / Si les informations sur le client indiquées ne correspondent pas aux informations que vous avez fournies sur le formulaire, veuillez communiquer avec le Service à la clientèle de SPO par téléphone au 1-877-604-567 ou 416-235-6556, ou par courriel au customerservicecentre@oahpp.ca. Pour connaître les heures d'ouverture, veuillez consulter notre Web à www.publichealthontario.ca/labs.

End of report / Fin du rapport

All time values are EST / EDT / Toutes les heures sont exprimées en HNE ou en HAE.

Print Date / Date d'impression*: 2024-11-08

Reported / Date du rapport*: 2024-11-08 15:33:04

Page 1 of 1

LIMS Report #: 54286253

T. Simola-Semmler / D. L. M. T. Simola-Semmler



SEPTIC REPORT 1/2

Page 1 of 2

OS, GRENVILLE AND LANARK DISTRICT HEALTH UNIT
APPLICATION FORM AND CERTIFICATE OF
APPROVAL FOR SEWAGE SYSTEMS

Application No. P143-82
 Fee Receipt No. 1520
 Date Received August 23/82

2. Installer's Name _____ Tel. No. _____

Address _____
 (No., Street,
 City, Town, etc.) _____

3. Propose to Install a Class 4 sewage system to serve Single Family
 (Construct/Install/Alter/Extend/
 Enlarge) (Facility: e.g. Single Family
 Dwelling, Hotel, etc.)

4. Location - Region, County, District Leeds North Croydon Ward, Township, Town _____ Lot No. 2 Cont. 1/2 Sub. Lot No. _____ Plan No. _____ Area of Lot (sq. ft.) 106 x 25

5. State No. of	Bedrooms or Motel Units	People	Flush Toilets	Urinals	Washbasins	Showers and Bathrooms	6. Water Supply
<u>3 Bn.</u>	<u>4</u>	<u>4</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Dug or Bored Well <input type="checkbox"/> Drilled Well <input checked="" type="checkbox"/> Municipal <input checked="" type="checkbox"/> Other _____ Proposed <input type="checkbox"/> or Existing <input checked="" type="checkbox"/>

7. Attach completed sketch on Page 2 - List other attachments: _____

8. Relationship to Sewerage, if applicable
☐ Lot Approval Pending
☐ Lot Approved Under Sewerage Application No. _____

9. Directions to Lot: - Highway No., Secondary Roads, Signs to Follow, etc.
From O.S. M. Kelly - first past
numbered - first road past shop is
past 2 gates 1st vacant lot -

10. I certify that the above information is complete and correct and that, if approved, the work will conform with Provincial requirements for sewage systems and local Municipal By-Laws. (Attach fee for Class 4, 5 or 6 systems)

Name of Agent _____ Tel. No. _____ Signature of Owner or Agent Darryl Jones Powell
 Address _____ Date Aug 23/82
 (No., Street,
 City, Town, etc.) _____

11. INSPECTOR'S REPORT

Weather	Representing Owner <u>Mr. Powell</u>	Leaching Bed Design Criteria		Sub Surface Conditions Encountered	
		Depth to Rock	Design H.W.T.	Rock & C.M.T.	Elevation
		_____ Ft.	_____ Ft.		Soil Type
REQUIREMENTS	Linear Feet of Distribution Pipe <u>(75m)</u>	Working Capacity of Septic/Holding Tank <u>(3600 L)</u>	Imp. Gallons <u>800</u>		

Conditions of Approval and Reasons (e.g. fill, grading, drainage improvements, design sewage flows) ☐
 OR
 Reasons where Proposal not Acceptable (add additional pages if required) ☐

A min. of 3 ft. of soil depth is required
below that wrapping the trenches
Exact soil depth to be determined prior to
installation
Estimated permeation rate approx 15 min/cm.

#1034 UNIT OFFICE CANARY OWNER PINK BUILDING PERMIT

SEPTIC REPORT 2/2

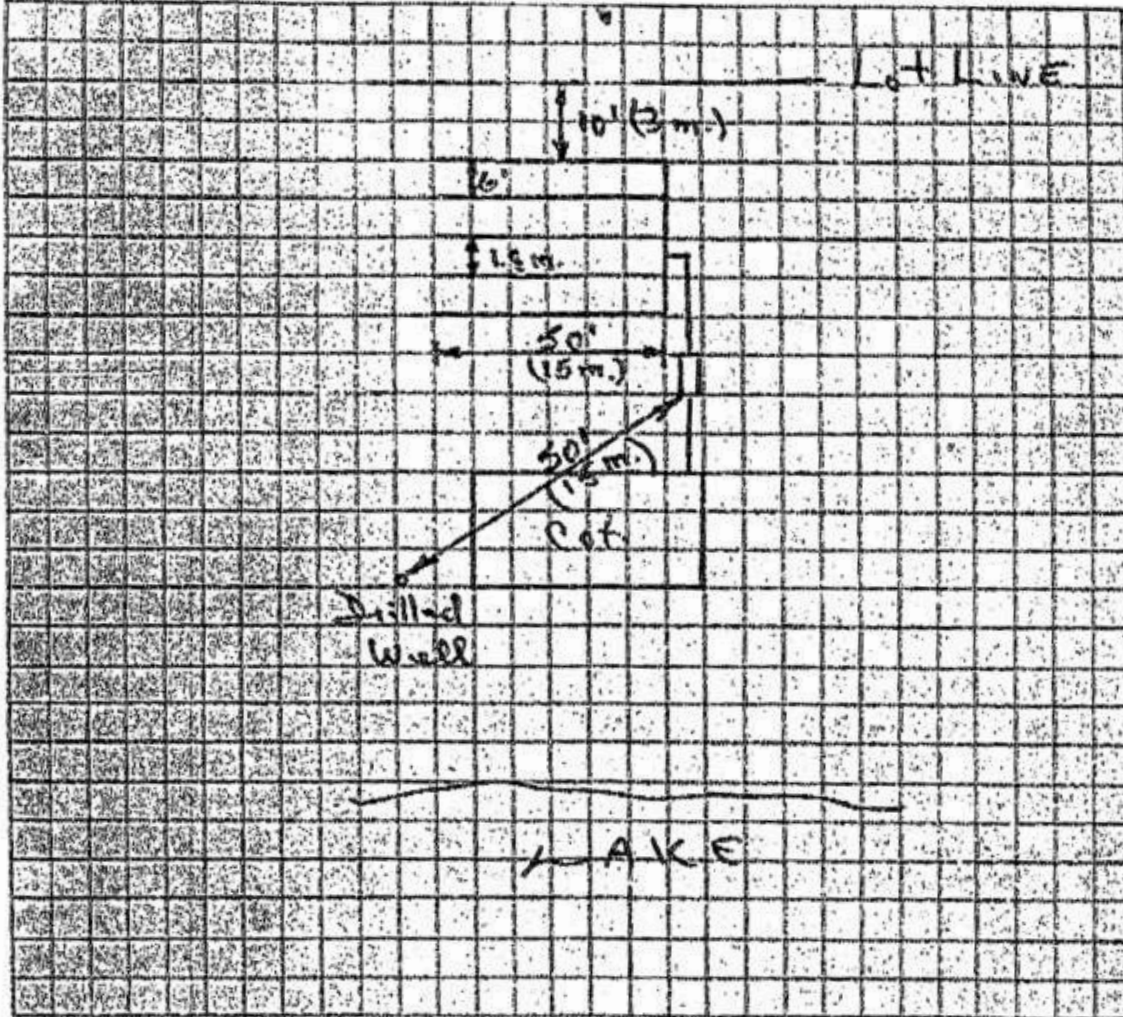
Page 2 of 2

APPLICATION NO.

P-142-82

LOT DIAGRAM AND SEWAGE SYSTEM PLAN: - Draw to scale indicating north point and showing:

- Location of sewage system components (e.g. tanks, leaching bed). Locate and show horizontal distances from system to adjacent existing or proposed buildings, water supplier (including neighbours), existing on-site sewage systems, driveways, property lines, lakes, rivers, water courses, swimming pools.
- Lot dimensions, topographic features (e.g. swamps, steep slopes) near system.
- If any part of proposal conforms to a specific standard drawing, give reference number(s).



13. A Certificate of Approval for this application is refused for the reasons given in Section 11 Page 1

INSPECTED AND RECOMMENDED BY

REFUSED

DATE

DIRECTOR

CERTIFICATE OF APPROVAL

Application approved and this Certificate of Approval under Section 57 of The Environmental Protection Act, 1971 is hereby issued for the proposal outlined on Pages 1 and 2 of the application and its attachments as amended by the requirements and conditions of Section 11 provided that the sewage system shall be completed and a Use Permit issued within 12 months of the issue hereof or such extended period as the Director on application allows. DO NOT OPERATE THE SYSTEM UNTIL A USE PERMIT IS ISSUED.

INSPECTED AND RECOMMENDED BY

ISSUED

DATE

M. Heynans

[Signature]
DIRECTOR

9 Sept. 82

Under Section 78 of The Environmental Protection Act, 1971, an applicant may appeal a decision by writing to the Director and to the Environmental Appeal Board, 1 St Clair Avenue West, Toronto, Ont., M4V 1K7 within 15 days of receipt of the decision.

#1035

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INTERACTIVE LINKS

Virtual Tour



Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=RiM9xqVJVH4>

Video Tour



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

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/GnfKKgtbZx43fGc97>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/162McNallysLane/>

MLS LISTING

	162 McNally's Lane Rideau Lakes Ontario K0G 1X0 Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville SPIS: N Taxes: \$5,062.74/2025 DOM: 0		List: \$1,200,000 For: Sale																																																																																																													
	Detached Link: N Bungalow	Front On: N Acre: .50-1.99	Rms: 17 Bedrooms: 3 + 1 Washrooms: 2 1x4xMain, 1x2xMain																																																																																																													
	Lot: 100 x 290.77 FeetIrreg: Dir/Cross St: County Road 42 / McNally's Lane																																																																																																															
MLS#: X12209529 PIN#: 442630069 Possession Remarks: TBD																																																																																																																
Kitchens: 1 Fam Rm: N Basement: Fin W/O / Full Fireplace/Stv: Y Heat: Forced Air / Propane A/C: Central Air Central Vac: N Apx Age: 1100-1500 Apx Sqft: Assessment: POTL: POTL Mo Fee: Elevator/Lift: Lower Laundry Lev: Phys Hdcap-Eqp:	Exterior: Vinyl Siding Drive: Pvt Double Gar/Gar Spcs: Detached / 2 Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: None Pool: Energy Cert: Cert Level: GreenPIS: Prop Feat: Fireplace/Stove, Golf, Level, Park, Place Of Worship, School Bus Route, Waterfront, Waterfront	Zoning: RW Cable TV: A Hydro: Y Gas: N Phone: Y Water: Well Water Supply: Drilled Well Sewer: Septic Spec Desig: Unknown Farm/Agr: Direct Waterfront: Garden Shed Retirement: Oth Struct:																																																																																																														
Water Body Name: Upper Rideau Lake Water Body Type: Lake Water Frontage (M): 30.48 Topography: Flat,Level,Wooded/Treed Water Features: Boat Lift,Dock,Waterfront-Deeded Access to Property: Private Road,Year Round Private Road Docking Type: Private Water View: Direct WaterfrontYN: Y Waterfront: Direct		Shoreline: Clean,Soft Bottom,Natural Shoreline Allowance: None Shoreline Exp: Nw 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																																																																																																														
<table border="1"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Length (ft)</th> <th>Width (ft)</th> <th>Description</th> </tr> </thead> <tbody> <tr><td>1</td><td>Foyer</td><td>Main</td><td>10.17</td><td>x8.86</td><td>Tile Floor</td></tr> <tr><td>2</td><td>Bathroom</td><td>Main</td><td>4.92</td><td>x3.61</td><td>2 Pc Bath</td></tr> <tr><td>3</td><td>Kitchen</td><td>Main</td><td>14.44</td><td>x11.48</td><td>Tile Floor</td></tr> <tr><td>4</td><td>Breakfast</td><td>Main</td><td>11.81</td><td>x11.15</td><td>Tile Floor</td></tr> <tr><td>5</td><td>Dining</td><td>Main</td><td>15.09</td><td>x13.12</td><td>Hardwood Floor</td></tr> <tr><td>6</td><td>Living</td><td>Main</td><td>23.29</td><td>x13.12</td><td>Hardwood Floor</td></tr> <tr><td>7</td><td>Prim Bdrrm</td><td>Main</td><td>11.15</td><td>x11.15</td><td>Hardwood Floor</td></tr> <tr><td>8</td><td>Bathroom</td><td>Main</td><td>7.55</td><td>x7.55</td><td>4 Pc Bath</td></tr> <tr><td>9</td><td>2nd Br</td><td>Main</td><td>9.51</td><td>x7.55</td><td>Hardwood Floor</td></tr> <tr><td>10</td><td>3rd Br</td><td>Main</td><td>11.15</td><td>x9.19</td><td>Hardwood Floor</td></tr> <tr><td>11</td><td>Pantry</td><td>Bsmt</td><td>11.48</td><td>x11.15</td><td>Tile Floor</td></tr> <tr><td>12</td><td>Workshop</td><td>Bsmt</td><td>14.76</td><td>x11.81</td><td>Concrete Floor</td></tr> <tr><td>13</td><td>Rec</td><td>Bsmt</td><td>22.31</td><td>x16.4</td><td>Tile Floor</td></tr> <tr><td>14</td><td>4th Br</td><td>Bsmt</td><td>12.14</td><td>x11.48</td><td>Tile Floor</td></tr> <tr><td>15</td><td>Laundry</td><td>Bsmt</td><td>11.15</td><td>x8.53</td><td>Vinyl Floor</td></tr> <tr><td>16</td><td>Utility</td><td>Bsmt</td><td>25.59</td><td>x5.58</td><td>Concrete Floor</td></tr> <tr><td>17</td><td>Other</td><td>Bsmt</td><td>12.47</td><td>x2.95</td><td>Vinyl Floor</td></tr> </tbody> </table>	#	Room	Level	Length (ft)	Width (ft)	Description	1	Foyer	Main	10.17	x8.86	Tile Floor	2	Bathroom	Main	4.92	x3.61	2 Pc Bath	3	Kitchen	Main	14.44	x11.48	Tile Floor	4	Breakfast	Main	11.81	x11.15	Tile Floor	5	Dining	Main	15.09	x13.12	Hardwood Floor	6	Living	Main	23.29	x13.12	Hardwood Floor	7	Prim Bdrrm	Main	11.15	x11.15	Hardwood Floor	8	Bathroom	Main	7.55	x7.55	4 Pc Bath	9	2nd Br	Main	9.51	x7.55	Hardwood Floor	10	3rd Br	Main	11.15	x9.19	Hardwood Floor	11	Pantry	Bsmt	11.48	x11.15	Tile Floor	12	Workshop	Bsmt	14.76	x11.81	Concrete Floor	13	Rec	Bsmt	22.31	x16.4	Tile Floor	14	4th Br	Bsmt	12.14	x11.48	Tile Floor	15	Laundry	Bsmt	11.15	x8.53	Vinyl Floor	16	Utility	Bsmt	25.59	x5.58	Concrete Floor	17	Other	Bsmt	12.47	x2.95	Vinyl Floor	Tile Floor W/O To Deck Cathedral Ceiling Fireplace Tile Combined W/Living Cathedral Ceiling W/O To Patio Cedar Closet			
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Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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