

PRICE
REDUCED

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



162 McNally's Lane, Upper Rideau Lake, ON

X12209529

\$ \$1,100,000

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

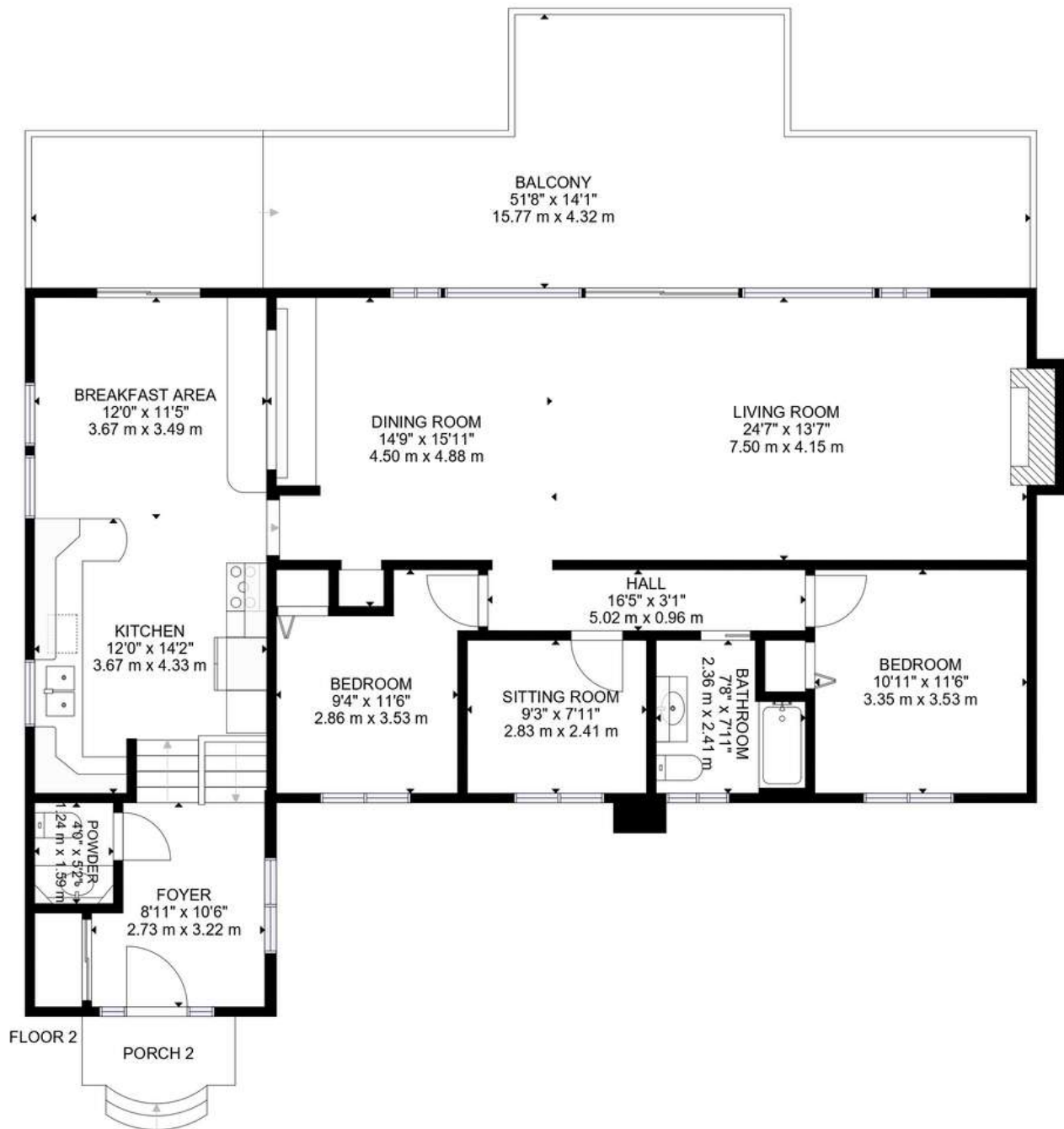


GALLERY



FLOOR PLAN 1/2

Main Floor

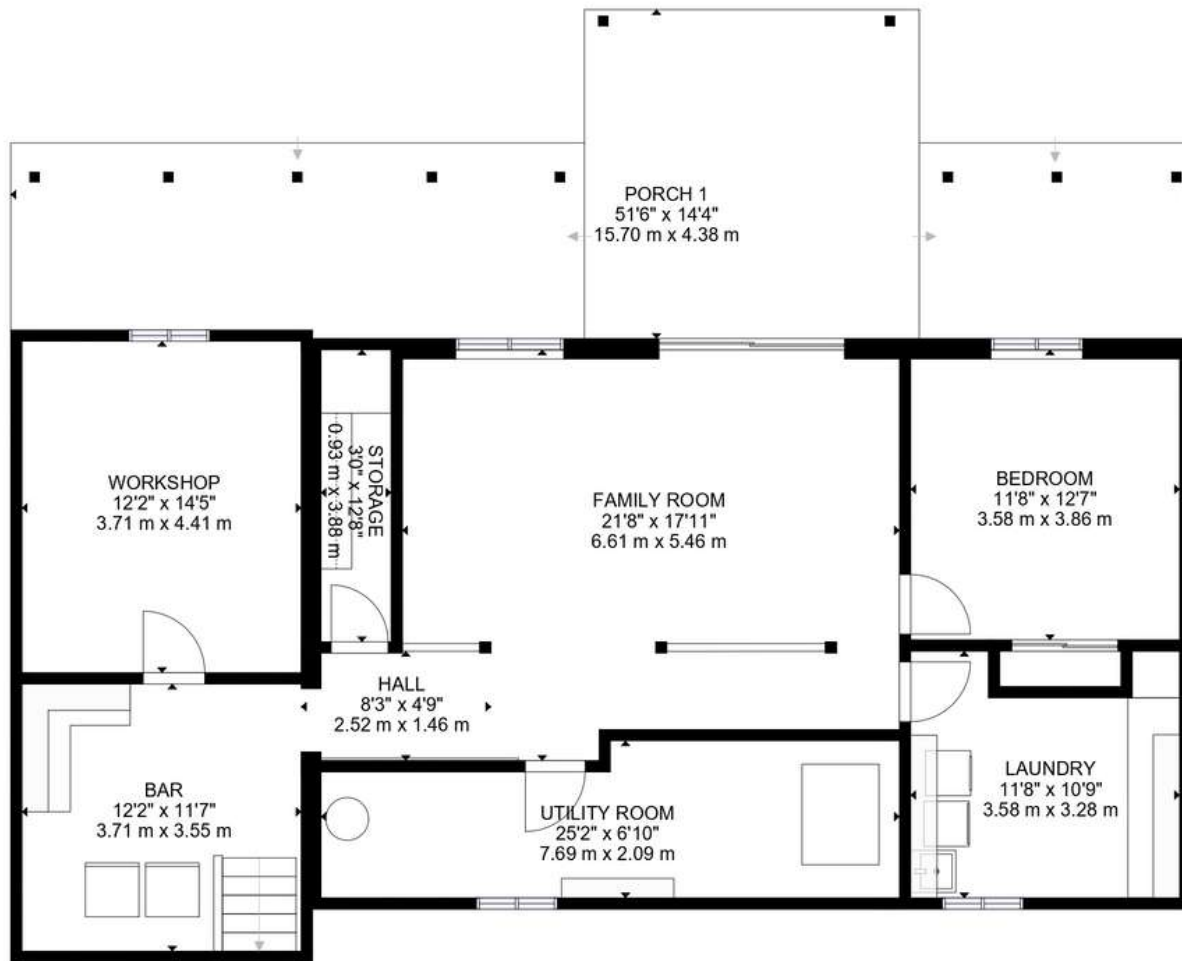


GROSS INTERNAL AREA
FLOOR 1: 1242 sq.ft, 115 m², FLOOR 2: 1461 sq.ft, 136 m²
EXCLUDED AREA: PORCH 1: 520 sq.ft, 48 m², BALCONY: 494 sq.ft, 46 m², PORCH 2: 32 sq.ft, 3 m²
TOTAL: 2703 sq.ft, 251 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR PLAN 2/2

Basement

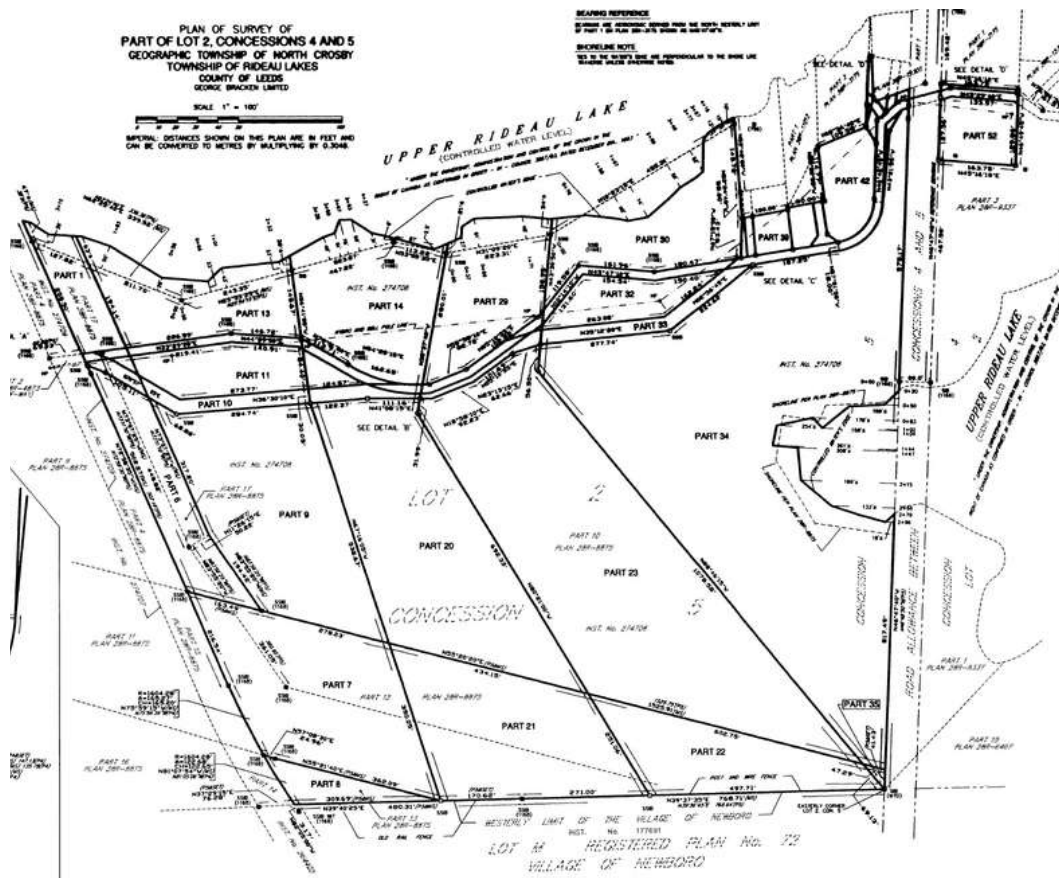
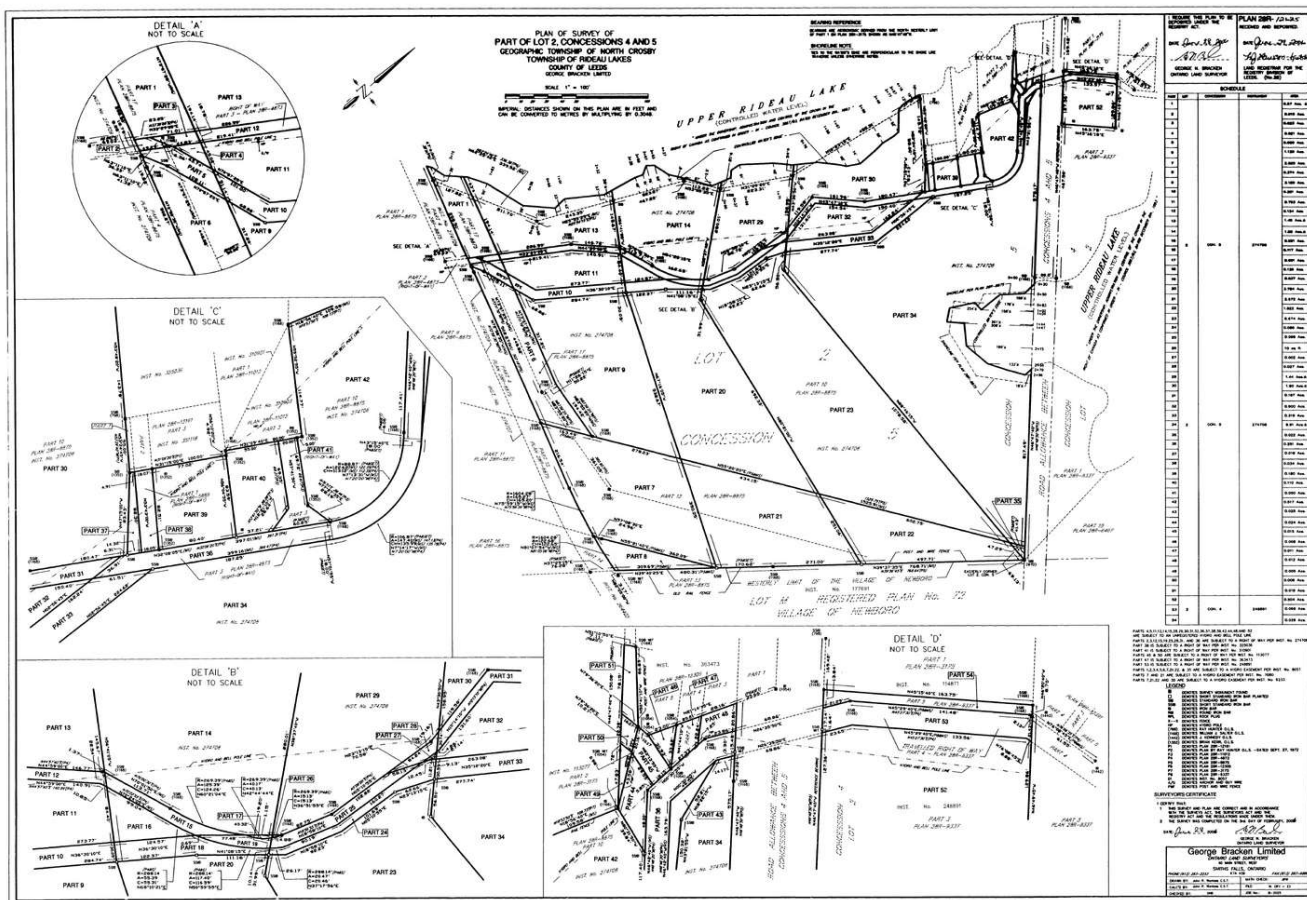


FLOOR 1

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SURVEY



AERIAL IMAGES



Page 10

SEPTIC REPORT 1/2

Page 1 of 2

DOS, 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 Leslie North Croyby 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 B.</u>	<u>4</u>	<u>✓</u>	<u>✓</u>	<u>✓</u>	<u>✓</u>	<u>✓</u>	Dug or Bored Well ☐ Drilled Well ☒ Municipal ☒ Other _____ Proposed ☐ or Existing ☒

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
manhole - 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> <u>250</u>	Working Capacity of Septic/Holding Tank <u>(3600 L)</u> <u>800</u>	Imp. Gallons		

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 percolation rate approx 15 min/cm.

#1034 UNIT OFFICE CANARY OWNER PINK BUILDING PERMIT

SEPTIC REPORT 2/2

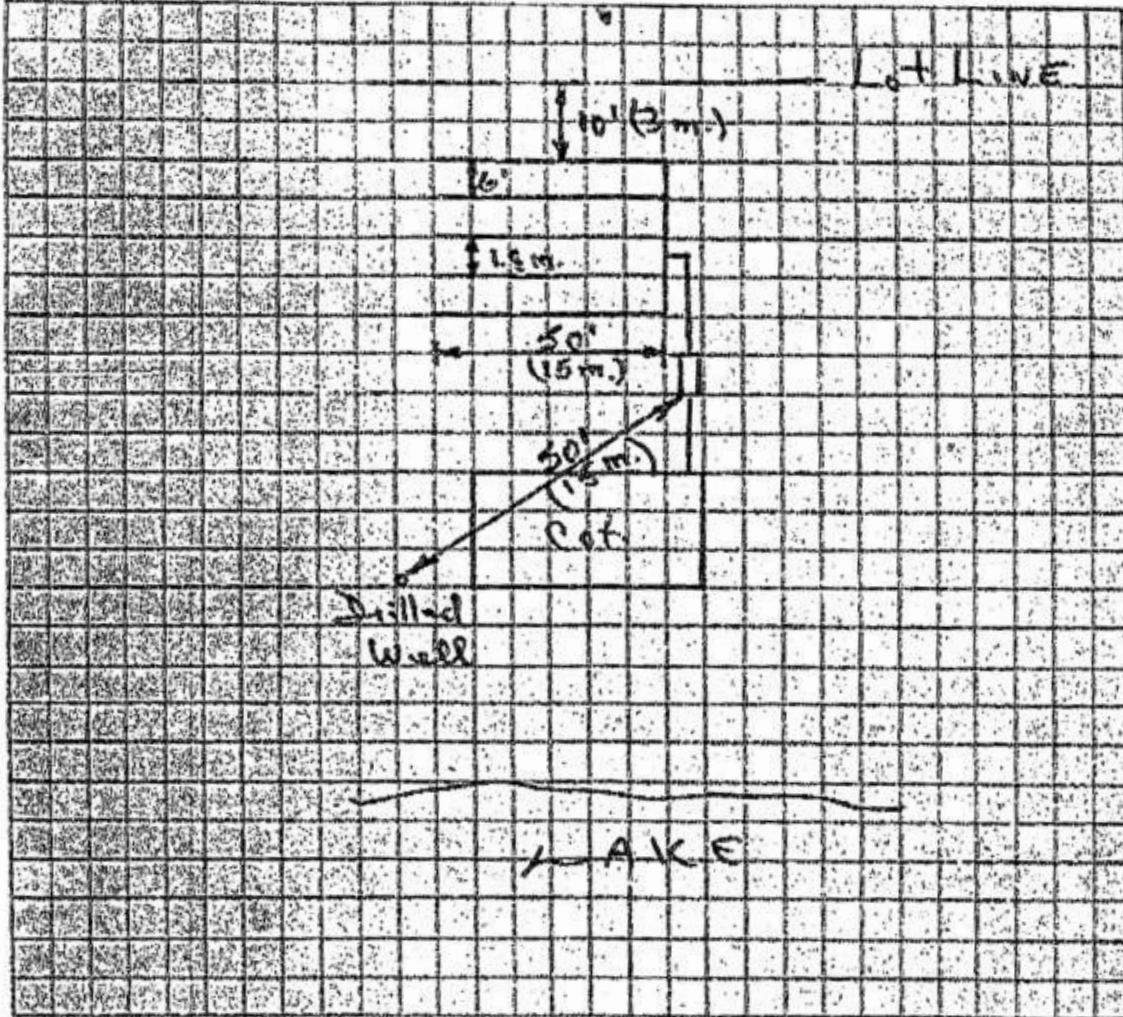
Page 2 of 2

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: \$1,100,000 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																																																																																																																
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Questions? Contact us:

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