



162 McNally's Lane **List: \$1,200,000 For: Sale**
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**
Detached **Front On: N** **Rms: 17**
Link: N **Acre: .50-1.99** **Bedrooms: 3 + 1**
Bungalow **Washrooms: 2**
1x4xMain, 1x2xMain
Lot: 100 x 290.77 Feet Irreg:
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: Apx Sqft: 1100-1500 Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:	Exterior: Vinyl Siding Drive: Pvt Double Gar/Gar Spcs: Detached / 2 Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: None 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: Waterfront: Direct Retirement: Oth Struct: Garden Shed
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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

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	10.17	x 8.86	Tile Floor
2	Bathroom	Main	4.92	x 3.61	2 Pc Bath Tile Floor
3	Kitchen	Main	14.44	x 11.48	Tile Floor
4	Breakfast	Main	11.81	x 11.15	Tile Floor W/O To Deck
5	Dining	Main	15.09	x 13.12	Hardwood Floor Cathedral Ceiling Combined W/Living
6	Living	Main	23.29	x 13.12	Hardwood Floor Fireplace Cathedral Ceiling
7	Prim Bdrm	Main	11.15	x 11.15	Hardwood Floor
8	Bathroom	Main	7.55	x 7.55	4 Pc Bath Tile Floor
9	2nd Br	Main	9.51	x 7.55	Hardwood Floor
10	3rd Br	Main	11.15	x 9.19	Hardwood Floor
11	Pantry	Bsmt	11.48	x 11.15	Tile Floor
12	Workshop	Bsmt	14.76	x 11.81	Concrete Floor
13	Rec	Bsmt	22.31	x 16.4	Tile Floor W/O To Patio
14	4th Br	Bsmt	12.14	x 11.48	Tile Floor
15	Laundry	Bsmt	11.15	x 8.53	Vinyl Floor
16	Utility	Bsmt	25.59	x 5.58	Concrete Floor
17	Other	Bsmt	12.47	x 2.95	Vinyl Floor Cedar Closet

Client Remks: 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 water frontage 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 open concept 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, cedar room 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 flower beds 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.

Extras:

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