



**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:** 99

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  
**Directions:** County Road 42 south of Westport to McNally's Lane, follow to #162

**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:**  
**Year Built:** 1983  
**Yr Built Source:** MPAC  
**Apx Sqft:** 1100-1500  
**Lot Shape:** Irregular  
**Lot Size Source:** GeoWarehouse  
**Roof:** Asphalt Shingle  
**Foundation:** Concrete Block  
**Assessment:**  
**POTL:**  
**POTL Mo Fee:**  
**Elevator/Lift:**  
**Laundry Lev:** Lower  
**Phys Hdcap-Eqp:**

**Exterior:** Vinyl Siding  
**Gar/Gar Spcs:** Detached / 2  
**Park/Drive:**  
**Drive:** Private Double  
**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  
**Exterior Feat:** Deck,Landscaped,Patio,Privacy,Year Round  
Living  
**Interior Feat:** Carpet Free,Water Softener  
**Security Feat:** Alarm System,Carbon Monoxide  
Detectors,Smoke Detector

**Zoning:** RW  
**Cable TV:** A  
**Hydro:** Y  
**Gas:** N  
**Phone:** Y  
**Water:** Well  
**Water Supply** Drilled Well  
**Type:**  
**Sewer:** Septic  
**Spec Desig:** Unknown  
**Farm/Agr:**  
**Waterfront:** Direct  
**Retirement:**  
**Under Contract:** Propane Tank  
**HST Applicable to**  
**Sale Price:** Included In,Not Subject to HST  
**Oth Struct:** Garden Shed  
**Survey Type:** Available

**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		

Printed On: 08/17/2025 9:00:28 AM	Other	Bsmr	12.47	x	2.95	Vinyl Floor	Cedar Closet
<b>Client Remks:</b> 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.							
<b>Inclusions:</b> Fridge, Stove, Washer, Dryer, Window Coverings, Boat Lift, 22' Deluxe Pontoon Boat with motor, 30ft aluminum dock, 12 x 24 aluminum walk-about							
<b>Listing Contracted With:</b> ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE <b>Ph:</b> 613-273-9595							