







Charming Waterfront Bungalow on Upper Rideau Lake

174 McNally's Lane, Westport, ON

-  40656175
-  \$1,030,000
-  3 Bedrooms
-  3 Bathrooms
-  1.3 Acres
-  Upper Rideau Lake

Welcome to 174 McNally's Lane - a beautiful level access property located on the south shore of Upper Rideau Lake, which is part of the Heritage Rideau Canal System.

This Seahawk home sits back from the waters edge on a nicely landscaped lot and has a double car, detached garage with an attached carport - great for storing vehicles out of the elements. This bungalow has three main floor bedrooms with the primary bedroom having its own full en-suite bathroom and direct access to the large deck. Just off the foyer is a full bathroom and laundry area that leads to the main living area consisting of an open concept kitchen, dining room, living room, with an airtight Jotul Woodstove and soaring cathedral pine ceilings.

Your Total Real Estate Package!

Tammy & Heath Gurr
Royal LePage ProAlliance Realty, Brokerage



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Westport, ON**

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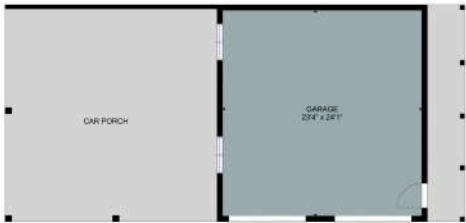
Features

- Welcome to 174 McNally's Lane - a beautiful level access property located on the south shore of Upper Rideau Lake, which is part of the Heritage Rideau Canal System.
- This Seahawk home sits back from the waters edge on a nicely landscaped lot and has a double car, detached garage with an attached carport - great for storing vehicles out of the elements.
- This bungalow has three main floor bedrooms with the primary bedroom having its own full en-suite bathroom and direct access to the large deck. Just off the foyer is a full bathroom and laundry area that leads to the main living area consisting of an open concept kitchen, dining room, living room, with an airtight Jotul Woodstove and soaring cathedral pine ceilings.
- Stepping out from the dining area, there is a beautiful 3-season sunroom with sunspace windows and a large, luxurious hot tub. From there you can head out to the large front deck that has Trex Decking, making it almost maintenance free.
- The lower level is partially finished with a second kitchen, large recreation room area, 2-pc bathroom and an unfinished area for storage and utilities.
- The home is serviced by a drilled well, septic system, geothermal heating and an on-demand generator back up system.
- The lot has level access to the two large docks where you can enjoy miles of boating, swimming and fishing opportunities on the Rideau System. Away from the lake and on the other side of the home, you'll find a small orchard, beautifully landscaped gardens and a paved laneway.
- This waterfront home is located just a few short minutes south of the town of Westport, where you'll find all amenities, entertainment and dining.

Directions

- Between Westport and Newboro, turn onto McNally's Lane. Follow to sign.

FLOOR PLAN



Main Floor with Garage & Car Porch



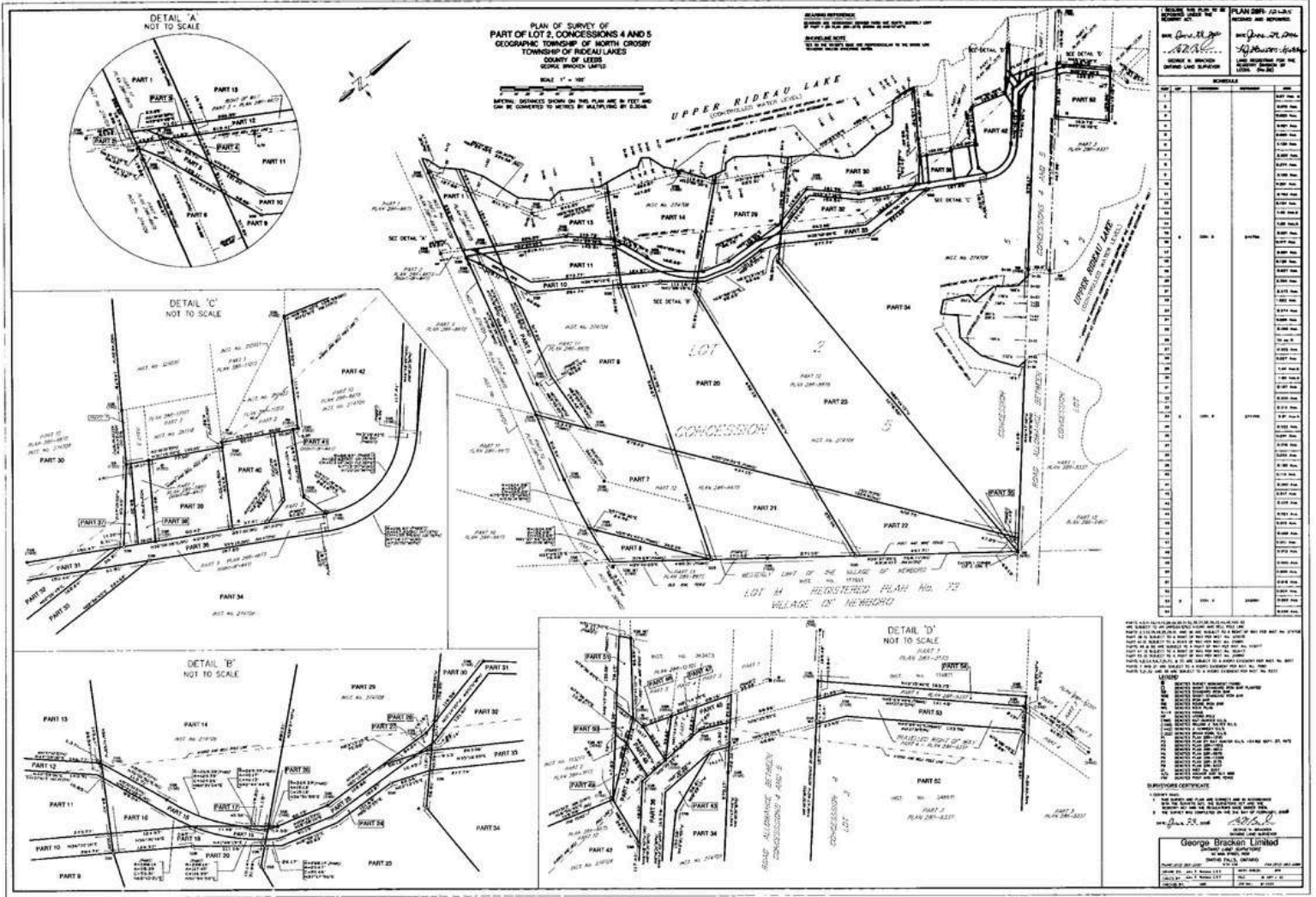
Main Floor & Basement



GROSS INTERNAL AREA
 FLOOR 1: 1485 sq.ft, FLOOR 2: 1676 sq.ft
 EXCLUDED AREA; DECK: 563 sq.ft, GARAGE: 536 sq.ft, PORCH: 37 sq.ft, CAR PORCH: 742 sq.ft
 TOTAL: 3161 sq.ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SURVEY



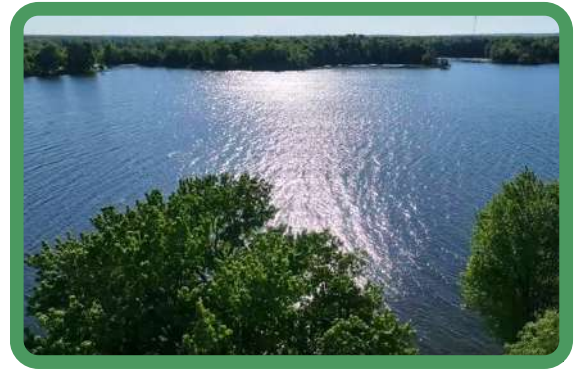
INTERACTIVE LINKS

Virtual Tour



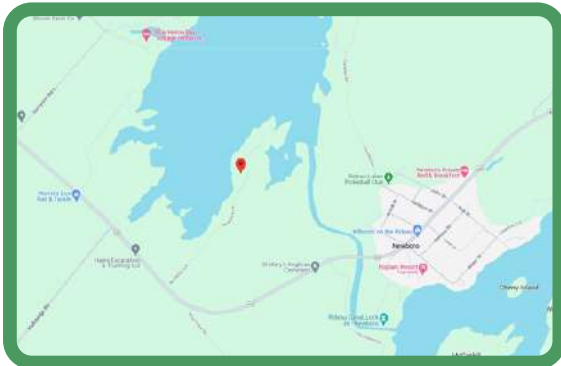
Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=eMkH3Myb3U5>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/3kmgyquhjOM>

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/HBDdeBUBW9S5TqNe6>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/174McNallysLane/>

MLS LISTING

174 MCNALLY'S Lane, Westport, Ontario K0G 1X0

Listing

Client Full
Active / Residential

[174 MCNALLY'S Ln Westport](#)

Listing ID: 40656175
Price: \$1,030,000



Leeds and Grenville/Rideau Lakes/Rideau Lakes
Bungalow/House

Water Body: **Upper Rideau Lake**
Type of Water: **Lake**

	Beds	Baths	Kitch
Basement		1	1
Main	3	2	1

Beds (AG+BG): **3 (3 + 0)**
Baths (F+H): **3 (2 + 1)**
SF Fin Total: **1,676**
AG Fin SF Range: **1501 to 2000**
AG Fin SF: **1,676/ Plans**
DOM: **22**
Common Interest: **Freehold/ None**
Tax Amt/Yr: **\$4,739.75/2023**

Remarks/Directions

Public Rmks: **Welcome to 174 McNally's Lane - a beautiful level access property located on the south shore of Upper Rideau Lake, which is part of the Heritage Rideau Canal System. This Seahawk home sits back from the waters edge on a 1.3-acre lot and has a double car, detached garage with an attached carport - great for storing vehicles out of the elements. This bungalow has three main floor bedrooms with the primary bedroom having its own full en-suite bathroom and direct access to the large deck. Just off the foyer is a full bathroom and laundry area that leads to the main living area consisting of an open concept kitchen, dining room, living room, with an airtight Jotul Woodstove and soaring cathedral pine ceilings. Stepping out from the dining area, there is a beautiful 3-season sunroom with sunspace windows and a large, luxurious hot tub. From there you can head out to the large front deck that has Trex Decking, making it almost maintenance free. The lower level is partially finished with a second kitchen, large recreation room area, 2-pc bathroom and an unfinished area for storage and utilities. The home is serviced by a drilled well, septic system, geothermal heating and an on-demand generator back up system. The lot has level access to the two large docks where you can enjoy miles of boating, swimming and fishing opportunities on the Rideau System. Away from the lake and on the other side of the home, you'll find a small orchard, beautifully landscaped gardens and a paved laneway. This waterfront home is located just a few short minutes south of the town of Westport, where you'll find all amenities, entertainment and dining.**

Directions: **Between Westport and Newboro, turn onto McNally's Lane. Follow to sign.**

Waterfront

Waterfront Type: **Direct Waterfront**
Waterfront Features: **Water Access Deeded**
Dock Features: **Boat Lift**
Dock Type: **Private Docking**
Shoreline: **Clean, Natural**
Shore Rd Allow: **None**
Channel Name:
Water View: **Direct Water View**
Boat House:
Frontage: **172.27**
Exposure: **North, West**
Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s), Fishing, Hot Tub, Landscaped, Privacy, Year Round Living**
Construct. Material: **Hardboard**
Shingles Replaced:
Year/Desc/Source: **2001//Owner**
Property Access: **Private Road**
Other Structures: **Shed, Storage**
Garage & Parking: **Detached Garage//Carport Parking, Private Drive Double Wide//Asphalt Driveway**
Parking Spaces: **8**
Services: **Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Recycling Pickup, Telephone**
Foundation: **Poured Concrete**
Roof: **Metal**
Prop Attached: **Detached**
Apx Age: **16-30 Years**
Rd Acc Fee:
Winterized: **Fully Winterized**
Driveway Spaces: **6.0**
Garage Spaces: **2.0**
Water Source: **Drilled Well**
Water Tmnt: **Water Softener**
Sewer: **Septic**
Lot Size Area/Units: **1.300/Acres**
Acres Range: **0.50-1.99**
Acres Rent:
Lot Front (Ft): **172.27**
Lot Depth (Ft): **367.02**
Lot Shape:
Location: **Rural**
Lot Irregularities:
Land Lse Fee:
Area Influences: **Access to Water, Ample Parking, Golf, Lake/Pond, Library, Park, Place of Worship, Rec./Community Centre, School Bus Route, Schools, Shopping Nearby**
View: **Bay, Lake, Orchard, Trees/Woods, Water**
Retire Com:
Topography: **Flat, Level, Wooded/Treed**
Fronting On: **North**
Restrictions: **North, West**
Exposure: **North, West**

Interior

Interior Feat: **Ceiling Fans, In-law Capability, Sewage Pump, Skylight, Sump Pump, Water Heater Owned, Water Softener**
Security Feat: **Smoke Detector(s)**
Basement: **Full Basement**
Basement Fin: **Partially Finished**
Laundry Feat: **Main Level**
Cooling: **Central Air**
Heating: **Geothermal, Wood, Woodstove**
Fireplace: **1/ Wood, Wood Stove**
FP Stove Op: **Yes**
Inclusions: **Built-in Microwave, Dishwasher, Dryer, Garage Door Opener, Hot Tub, Hot Water Tank Owned, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings**
Add Inclusions: **Generator**
Exclusions: **2 floating shelves in living room**

Property Information

Common Elem Fee: **No**
Local Improvements Fee:
Legal Desc: **PT LT 2 CON 5 NORTH CROSBY PT 40 TO 42 28R12625, PT 1, 2 28R11012 T/W LR310903 EXCEPT THE EASEMENT THEREIN RE: PT 3 28R11012 PARTIALLY RELEASED BY LR370670 T/W LR370665; RIDEAU LAKES**
Zoning: **RW**
Survey: **Available/**
Assess Val/Year: **\$443,000/2016**
Hold Over Days: **60**
PIN: **442630070**
PIN 2:
ROLL: **083183904413507**
Occupant Type: **Owner**
Possession/Date: **Flexible/**
Deposit: **10,000**

Brokerage Information

List Date: **10/01/2024**
List Brokerage: **Royal LePage ProAlliance Realty, Brokerage**

Source Board: Kingston and Area Real Estate Association
Prepared By: Tammy Gurr, Broker
Date Prepared: 10/23/2024

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Questions? Contact us:

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