



211 McBride Point Dr **List: \$829,000 For: Sale**
Rideau Lakes Ontario K0G 1X0
 Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville
SPIS: N **Taxes: \$3,829.81/2024** **DOM: 0**

Detached **Front On: E** **Rms: 7**
Link: N **Acre: < .50** **Bedrooms: 3**
 Bungalow **Washrooms: 1**
 1x3xMain

Lot: 100 x 227.62 Feet Irreg:
Dir/Cross St: McBride Point Drive and Sunnyside Road

MLS#: X11998749 **PIN#: 442620178**
Possession Remarks: TBD

Kitchens: 1	Exterior: Vinyl Siding	Zoning: RW
Fam Rm: N	Drive: Pvt Double	Cable TV: N
Basement: Crawl Space / Unfinished	Gar/Gar Spcs: Detached / 2	Hydro: Y
Fireplace/Stv: Y	Drive Park Spcs: 4	Gas: N
Heat: Baseboard / Electric	Tot Prk Spcs: 6	Phone: Y
A/C: Other	UFFI:	Water: Well
Central Vac: N	Pool: None	Water Supply: Drilled Well
Apx Age:	Energy Cert:	Sewer: Septic
Apx Sqft: 1100-1500	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr:
POTL:	Prop Feat:	Waterfront: Direct
POTL Mo Fee:	Fireplace/Stove, Golf, Library, Park, Place Of	Retirement:
Elevator/Lift:	Worship, School, Waterfront,	Oth Struct:
Laundry Lev:	Wooded/Treed	
Phys Hdcap-Eqp:		

Water Body Type: Lake **Shoreline:** Clean,Deep,Rocky
Water Frontage (M): 100 **Shoreline Allowance:** None
Topography: Level,Wooded/Treed **Shoreline Exp:** E
Water Features: **Alternative Power:** None
 Dock,Stairs to Waterfront,Waterfront-Deeded,Winterized **Easements/Restrict:** Unknown
Access to Property: Private Road,Year Round Private Road **Rural Services:**
Docking Type: Private Cell Services,Electricity Connected,Garbage Pickup,Internet High
Water View: Direct Speed,Phone Connected,Recycling Pickup,Telephone Available
WaterfrontYN: Y **Waterfront Accessory Bldgs:** Not Applicable
Waterfront: Direct **Water Delivery Features:** Uv System,Water Treatmnt

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	16.08	x 9.19	Hardwood Floor
2	Dining	Main	9.51	x 7.87	Hardwood Floor
3	Living	Main	23.29	x 18.7	Hardwood Floor Fireplace
4	Prim Bdrm	Main	11.15	x 8.86	Hardwood Floor
5	2nd Br	Main	7.87	x 6.89	Broadloom
6	3rd Br	Main	8.86	x 6.89	Broadloom
7	Bathroom	Main	8.53	x 5.25	3 Pc Bath Tile Floor
8	Sunroom	Main	11.15	x 7.22	Vinyl Floor

Client Remks: Beautiful waterfront home or cottage on the Rideau System! This home has been lovingly cared for and is in a prime location close to Westport. There is a detached 2-car garage with a heated office or workshop with a storage room and a nice little porch with a swing. The bungalow has three bedrooms, one bathroom, an open-concept kitchen, dining room and living room and a screened-in sunroom for those evening card games with family or friends. There is a corner fireplace in the living room as well as a ductless heat pump and baseboard heaters for heat sources. The home has hardwood floors throughout and has a large wraparound deck giving fantastic views down the pathway to the lake as well as leading to the hot tub on the lakeside. The house sits on a crawl space and has a drilled well and a full septic system. The yard is nicely landscaped and the waterfront is rocky and deep perfect for swimming and boating. Upper Rideau Lake is one of the large lakes on the Rideau System that gives plenty of boating and fishing opportunities. Explore the entire Rideau Canal System or simply boat to the Village of Westport and park at the public docks and take the short walk up to the ice cream shop or a local restaurant. Located less than 10 minutes from Westport by car. Waterfront living yet close to all amenities.

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