



346 North Shore Rd **List: \$569,000 For: Sale**
Rideau Lakes Ontario K0G 1X0
 Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville
SPIS: N **Taxes: \$4,128.08/2024** **DOM: 66**

Detached **Front On: S** **Rms: 9**
Link: N **Acre: < .50** **Bedrooms: 3**
 1 1/2 Storey **Washrooms: 2**
 1x3xGround, 1x4x2nd

Lot: 62.79 x 165.98 Feet Irreg:
Dir/Cross St: Bedford Street/Docks

MLS#: X11996311 **PIN#: 441030395**
Possession Remarks: TBD

Kitchens: 1	Exterior: Vinyl Siding	Zoning: RW
Fam Rm: Y	Drive: None	Cable TV: N
Basement: Crawl Space / Unfinished	Gar/Gar Spcs: None / 0	Hydro: Y
Fireplace/Stv: Y	Drive Park Spcs: 0	Gas: N
Heat: Forced Air / Electric	Tot Prk Spcs: 0	Phone: N
A/C: None	UFFI:	Water: Well
Central Vac: N	Pool: None	Water Supply: Drilled Well
Apx Age: 16-30	Energy Cert:	Sewer: Septic
Apx Sqft: 1500-2000	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr:
POTL:	Prop Feat:	Waterfront: Direct
POTL Mo Fee:	Beach, Family Room, Fireplace/Stove, Golf,	Retirement:
Elevator/Lift:	Lake/Pond, Park, Place Of Worship, School,	Oth Struct: Garden Shed
Laundry Lev:	Waterfront	
Phys Hdcap-Eqp:		

Water Body Type: Lake **Shoreline:** Deep,Mixed
Water Frontage (M): 19.1 **Shoreline Allowance:** None
Topography: Level,Flat,Wooded/Treed **Shoreline Exp:** S
Water Features: Waterfront-Deeded Access **Alternative Power:** None
Access to Property: No Road,Water Only,Private Docking **Easements/Restrict:** Unknown
Docking Type: Private **Rural Services:**
Water View: Direct Cell Services,Electricity Connected,Internet High Speed
WaterfrontYN: Y **Waterfront Accessory Bldgs:** Not Applicable
Waterfront: Direct **Water Delivery Features:** Heatd WaterIne,Uv System

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	16.73	x 14.44	Fireplace Hardwood Floor
2	Dining	Main	11.48	x 10.5	Hardwood Floor
3	Kitchen	Main	10.83	x 9.84	Vinyl Floor
4	Bathroom	Main	9.84	x 5.91	3 Pc Bath Laminate
5	2nd Br	Main	12.8	x 12.14	Laminate
6	Laundry	Main	7.55	x 5.91	Vinyl Floor
7	Prim Bdrm	2nd	15.75	x 14.76	Laminate
8	3rd Br	2nd	15.75	x 10.83	Laminate
9	Bathroom	2nd	7.55	x 5.91	4 Pc Bath Vinyl Floor

Client Remks: This beautiful well-maintained cottage sits on a level lot that is south facing and has extensive views over Upper Rideau Lake. This property is located just in front of and next to Foley Mountain Conservation Area and is accessed via a short boat ride from the quaint little village of Westport. The 1.5 story cottage has a great floor plan with an open concept dining room, living room with a wood burning stone fireplace, a large kitchen, main floor bedroom, 3pc bathroom and a laundry room. Upstairs, there is another full 4pc. bathroom, two bedrooms, with a primary bedroom that has access out to the balcony overlooking the lake. The current owners have updated many of the rooms and added all new furniture throughout, so the cottage is ready for a new owner to start enjoying cottage life. The cottage is serviced with a drilled well and septic system and has a large dock, boat lift and even a Boston Whaler boat to make the trip back and forth to Westport simple. Fantastic property, good waterfront and an amazing location on the Rideau System! This property is boat access only.

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