



606 Whites Point Rd **List: \$1,480,000 For: Sale**
Rideau Lakes Ontario K0H 2N0
 Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp Leeds and Grenville
SPIS: No **Taxes:** \$7,645.15/2025 **DOM:** 0

Detached **Front On:** E **Rms:** 15
Link: N **Acre:** 10-24.99 **Bedrooms:** 3
 Bungalow **Washrooms:** 3
 1x4xMain, 1x2xMain, 1x3xLower

Lot: 1795 x 999.99 Feet Irreg:
Dir/Cross St: Whites Point Road / Whitefish Lake Road
Directions: Jones Falls Road to Whitefish Lake Road to Whites Point Road, follow to #606

MLS#: X12983198 **PIN#:**
Possession Remarks: TBD
Legal: PT LT 1 CON 8 SOUTH CROSBY PT 1, 2 & 3, 28R4508; S/T LR321609; S/T LR371871; RIDEAU LAKES

Kitchens: 1	Exterior: Wood	Zoning: RW
Fam Rm: N	Park/Gar Spcs: Detached / 2	Cable TV: No
Basement: Finished with Walk-Out / Full	Park/Drive:	Hydro: Yes
Fireplace/Stv: Y	Drive: Covered, Private Double	Gas: No
Heat: Forced Air, Radiant / Propane	Drive Park Spcs: 5	Phone: Yes
A/C: Central Air	Tot Prk Spcs: 7	Water: Well
Central Vac: Yes	UFFI:	Water Supply Type: Drilled Well, Sediment Filter
Apx Age:	Pool: None	Sewer: Septic
Year Built: 2009	Energy Cert:	Spec Desig: Unknown
Yr Built Source: MPAC	Cert Level:	Farm/Agr:
Apx Sqft: 1100-1500	GreenPIS:	Farm/Agr:
Lot Shape: Irregular	Prop Feat: Beach, Central Vacuum, Clear View, Fireplace/Stove, Lake Access, Waterfront, Waterfront, Wooded/Treed	Waterfront: Direct
Lot Size Source: GeoWarehouse	Exterior Feat: Deck, Fishing, Landscaped, Privacy, Security Gate, Year Round Living	Retirement:
Roof: Asphalt Shingle	Interior Feat: Carpet Free, Central Vacuum, Countertop Range, ERV/HRV, On Demand Water Heater, Primary Bedroom - Main Floor, Ventilation System, Water Heater Owned, Water Softener	HST Applicable to: Not Subject to HST
Foundation: Insulated Concrete Form, Poured Concrete	Security Feat: Carbon Monoxide Detectors, Smoke Detector	Sale Price:
Assessment:		Oth Struct: Garden Shed, Storage, Workshop
POTL:		Survey Type: Available
POTL Mo Fee:		
Elevator/Lift:		
Laundry Lev: Lower		
Phys Hdcap-Eqp:		

Water Body Name: Whitefish Lake **Shoreline:** Clean, Deep, Rocky
Water Body Type: Lake **Shoreline Allowance:** None
Water Frontage (M): 1795 **Shoreline Exp:** E, SE
Topography: Hilly, Open Space, Rocky, Wooded/Treed **Alternative Power:** Generator-Wired
Water Features: Beach Front, Waterfront-Deeded **Easements/Restrict:** Unknown
Access to Property: Year Round Private Road, Year Round Municipal Road **Rural Services:** Cell Services, Electricity Connected, Garbage Pickup, Internet High Speed
Docking Type: Private **Waterfront Accessory Bldgs:** Not Applicable
Water View: Direct
WaterfrontYN: Yes
Waterfront: Direct

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Foyer	Main	6.23	x 5.91	Tile Floor	
2	Living	Main	16.73	x 15.75	Hardwood Floor	Fireplace
3	Family	Main	13.78	x 11.48	Hardwood Floor	W/O To Deck
4	Kitchen	Main	17.72	x 11.15	Tile Floor	
5	Dining	Main	11.81	x 7.87	Hardwood Floor	
6	Bathroom	Main	7.87	x 5.91	Tile Floor	2 Pc Bath
7	Prim Bdrm	Main	14.44	x 12.47	Hardwood Floor	W/I Closet
8	Bathroom	Main	8.53	x 7.87	Tile Floor	4 Pc Ensuite
9	Mudroom	Lower	12.8	x 11.15	Concrete Floor	W/O To Patio
10	Rec	Lower	21.98	x 16.73	Hardwood Floor	Heated Floor
11	Laundry	Lower	8.53	x 7.22	Tile Floor	Heated Floor
12	Bathroom	Lower	7.22	x 4.92	Tile Floor	3 Pc Bath
13	2nd Br	Lower	12.8	x 10.83	Hardwood Floor	Heated Floor
14	3rd Br	Lower	12.47	x 10.83	Hardwood Floor	Heated Floor

15	Utility	Lower	13.45	x 10.5	Concrete Floor	Heated Floor
Client Remks: Private waterfront estate on Whitefish Lake - over 12 acres of unmatched serenity. Welcome to an extraordinary lakeside retreat offering total privacy and breathtaking natural beauty. Set on 12 acres of mature hardwood bush with an impressive 1,700 feet of pristine shoreline, this one-of-a-kind property delivers the ultimate waterfront lifestyle. Perched in an elevated position, the custom-built bungalow captures panoramic views of Whitefish Lake, with a gentle slope leading you down to the water's edge. Here, you will find the perfect combination of deep, clean waterfront and a rare sandy beach, ideal for swimming, boating, and relaxing in total seclusion. Inside, the home is designed to impress. A stunning cathedral ceiling crowns the open-concept living space, where expansive windows flood the interior with natural light and frame the spectacular lake views. The layout offers both comfort and functionality, featuring three spacious bedrooms and 2.5 bathrooms, perfect for family living or hosting guests. The fully finished walkout basement extends your living space and provides seamless access to the outdoors-ideal for entertaining or enjoying quiet evenings surrounded by nature. Additional features include a detached two-car garage, on-demand backup generator for peace of mind, gently sloping terrain providing easy access to the waterfront and absolute privacy in a tranquil, natural setting. This is a rare opportunity to own a legacy property on Whitefish Lake-where luxury, nature, and privacy come together in perfect harmony.						
Inclusions: Fridge, Stove, Cooktop, Dishwasher, Microwave, Washer, Dryer, Living Room TV						
Listing Contracted With: <u>ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE</u> Ph: 613-273-9595						