



116 Nuthatch Lane **List: \$1,499,000 For: Sale**
Rideau Lakes Ontario K0G 1E0
 Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp Leeds and Grenville
SPIS: No **Taxes: \$6,525.69/2025** **DOM: 0**

Detached **Front On: E** **Rms: 10**
Link: N **Acres: 10-24.99** **Bedrooms: 3**
 1 1/2 Storey **Washrooms: 2**
 1x4xMain, 1x3xMain

Lot: 2428 x 600 Feet Irreg:
Dir/Cross St: Nuthatch Lane / Dean Island Road
Directions: Jones Falls Road to Dean Island Road, left on Nuthatch Lane to #116

MLS#: X13457612 **PIN#: 442910304**
Possession Remarks: TBD
Legal: PT LT 3, 2 CON 6 SOUTH CROSBY PT 2, 3, 7, 8, 9, 10, 11, 12 & 13, 28R9487 S/T & T/W LR321107; RIDEAU LAKES

Kitchens: 1	Exterior: Stone / Vinyl Siding	Zoning: RW
Fam Rm: Y	Gar/Gar Spcs: Detached / 2	Cable TV: No
Basement: None	Drive: Private Double	Hydro: No
Fireplace/Stv: Y	Drive Park Spcs: 6	Gas: No
Heat: Radiant / Propane	Tot Prk Spcs: 8	Phone: A
A/C: None	UFFI:	Water: Well
Central Vac: Yes	Pool: None	Water Supply Type: Drilled Well
Apx Age:	Energy Cert:	Sewer: Septic
Year Built: 2016	Cert Level:	Spec Desig: Unknown
Yr Built Source: MPAC	GreenPIS:	Farm/Agr:
Apx Sqft: 2000-2500	Prop Feat: Central Vacuum, Family Room, Fireplace/Stove, Grnbelt/Conserv, Island, Lake Access, Sloping, Waterfront, Waterfront, Wooded/Treed	Waterfront: Direct
Lot Size Source: GeoWarehouse	Exterior Feat: Deck, Fishing, Hot Tub, Landscaped, Privacy, Year Round Living	Retirement:
Roof: Metal	Interior Feat: Auto Garage Door Remote, Bar Fridge, Brick & Beam, Carpet Free, Central Vacuum, ERV/HRV, Generator - Full, On Demand Water Heater, Solar Owned, Upgraded Insulation, Water Heater Owned	Accessibility: Level Entrance
Foundation: Concrete, Insulated Concrete Form, Slab	Security Feat: Carbon Monoxide Detectors, Smoke Detector	Feat:
Assessment:		Under Contract: Propane Tank
POTL:		HST Applicable to: Not Subject to HST
POTL Mo Fee:		Sale Price:
Elevator/Lift:		Oth Struct:
Laundry Lev: Main		Aux Residences, Garden Shed, Greenhouse, Out Buildings, Shed, Storage, Workshop
Phys Hdcap-Eqp:		Survey Type: Available

Water Body Name: Whitefish Lake **Shoreline:** Clean, Deep, Rocky
Water Body Type: Lake **Shoreline Allowance:** None
Water Frontage (M): 2428 **Shoreline Exp:** E
Topography: Hilly, Rocky, Wooded/Treed **Alternative Power:** Generator-Wired, Solar Power
Water Features: Dock, Stairs to Waterfront **Easements/Restrict:** Unknown
Access to Property: Year Round Private Road **Rural Services:** Cell Services, Garbage Pickup, Internet High Speed, Recycling Pickup, Telephone Available
Docking Type: Private **Waterfront Accessory Bldgs:** Not Applicable
Water View: Direct
WaterfrontYN: Yes
Waterfront: Direct

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	13.45	x 12.8	Tile Floor	W/O To Yard	Cathedral Ceiling
2	Kitchen	Main	14.11	x 12.14	Tile Floor	Panelled	Cathedral Ceiling
3	Living	Main	21.98	x 14.11	Tile Floor	Cathedral Ceiling	
4	Bathroom	Main	9.19	x 8.2	4 Pc Bath	Tile Floor	Whirlpool
5	Prim Bdrm	Main	22.31	x 11.48	Tile Floor	W/O To Patio	
6	Family	Main	17.39	x 16.73	Tile Floor	Wood Stove	W/O To Yard
7	Bathroom	Main	9.51	x 6.23	3 Pc Bath	Tile Floor	
8	Office	Main	12.47	x 11.15	Tile Floor		
9	2nd Br	2nd	11.81	x 11.81	Wood Floor		
10	3rd Br	2nd	16.08	x 16.08	Wood Floor		

Client Remks: Welcome to this exceptional custom-built timber frame home on the pristine shores of Whitefish Lake. Set on almost 18 acres of mature forest with over 2,400 of waterfrontage, this rare property boasts stunning eastern views across the lake toward the iconic Rock Dunder. Designed with quality craftsmanship throughout, the home features soaring cathedral ceilings and an open-concept layout that showcases the warmth and character of exposed timber construction. The custom kitchen is the heart of the home, featuring handcrafted butternut cabinetry, granite countertops, and ample space. Custom maple cabinetry continues into the bathrooms, while a beautiful spiral

staircase with solid ash treads serves as a striking architectural centerpiece. The home offers 3 bedrooms and 2 full bathrooms, including a spacious primary bedroom conveniently located on the main floor. Built on a slab-on-grade foundation and heated with efficient radiant in-floor heat, the home provides year-round comfort in every season. Completely off-grid, the property is serviced by a drilled well, septic system, and a reliable diesel generator backup system. A large open field provides the perfect setting for family gatherings, outdoor activities, and special events. Garden enthusiasts will appreciate the extensive vegetable gardens, established asparagus patch, separate raspberry patch, and small greenhouse. Additional improvements include a detached 2-car garage with a loft workshop, ideal for hobbies, storage, or projects, along with a 16' x 20' metal storage shed for equipment and seasonal items. A possible lot severance is available that a new owner could explore if desired. The waterfront is truly outstanding, offering deep, clean water ideal for swimming, boating, fishing, and all your favourite lake activities. A large floating dock provides easy access to the water, while a natural jumping rock adds a touch of adventure for the brave.

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