



606 Whites Point Rd
Rideau Lakes Ontario K0G 1E0
 Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp Leeds and Grenville
SPIS: No **Taxes:** \$7,645.15/2025 **DOM:** 69
List: \$1,290,000 For: Sale
 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 Fam Rm: N Basement: Fin W/O / Full Fireplace/Stv: Y Heat: Forced Air, Radiant / Propane A/C: Central Air Central Vac: Yes Apx Age: Year Built: 2009 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Insulated Concrete Form, Poured Concrete Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:	Exterior: Wood Gar/Gar Spcs: Detached / 2 Drive: Covered, Private Double Drive Park Spcs: 5 Tot Prk Spcs: 7 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Beach, Central Vacuum, Clear View, Fireplace/Stove, Lake Access, Waterfront, Waterfront, Wooded/Treed Exterior Feat: Deck, Fishing, Landscaped, Privacy, Security Gate, Year Round Living 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 Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: RW Cable TV: No Hydro: Yes Gas: No Phone: Yes Water: Well Water Supply Type: Drilled Well, Sediment Filter Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: HST Applicable to: Not Subject to HST Sale Price: Oth Struct: Garden Shed, Storage, Workshop Survey Type: Available
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Water Body Name: Whitefish Lake
Water Body Type: Lake
Water Frontage (M): 1795
Topography: Hilly, Open Space, Rocky, Wooded/Treed
Water Features: Beach Front, Waterfront-Deeded
Access to Property: Year Round Private Road, Year Round Municipal Road
Docking Type: Private
Water View: Direct
WaterfrontYN: Yes
Waterfront: Direct
Shoreline: Clean, Deep, Rocky
Shoreline Allowance: None
Shoreline Exp: E, SE
Alternative Power: Generator-Wired
Easements/Restrict: Unknown
Rural Services: Cell Services, Electricity Connected, Garbage Pickup, Internet High Speed
Waterfront Accessory Bldgs: Not Applicable

#	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
