



*Off-Grid Luxury,
on the Water!*

116 Nuthatch Lane, Rideau Lakes, ON

Custom timber frame home on almost 18 acres of Whitefish Lake waterfront with 2,400+ ft of shoreline, off-grid living, and breathtaking eastern views toward Rock Dunder

Welcome to this exceptional custom-built timber frame home situated on the pristine shores of Whitefish Lake. Offering unparalleled privacy, breathtaking eastern views toward Rock Dunder, and over 2,400 feet of waterfront frontage, this unique property encompasses almost 18 acres of mature forest, open fields, and beautifully landscaped grounds. Thoughtfully designed for year-round comfort and functionality, the home features soaring cathedral ceilings and an open-concept layout that showcases the warmth and character of natural wood throughout. The custom kitchen is a true centerpiece, featuring handcrafted butternut cabinetry, granite countertops, and quality finishes that blend rustic elegance with modern convenience. Custom maple cabinetry continues into the bathrooms, while a stunning spiral staircase with solid ash treads adds architectural charm and craftsmanship.

X13457612

\$ \$1,499,000

3 Bedrooms

2 Bathrooms

17.9 Acres

Whitefish Lake

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



www.gurreathomes.com

info@gurreathomes.com

(613) 273-9595



Not intended to solicit clients under contract. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.



Table of Contents

**116 Nuthatch Lane
Rideau Lakes, ON**

Features	3
More Information	4
Floor Plan & Aerial Images	5
Interactive Links	6
MLS Listing	7
Contact Information	8

FEATURES

Custom timber frame home on almost 18 acres of Whitefish Lake waterfront with 2,400+ ft of shoreline, off-grid living, and breathtaking eastern views toward Rock Dunder

- **An Exceptional Timber Frame Home on Whitefish Lake:** Welcome to this exceptional custom-built timber frame home situated on the pristine shores of Whitefish Lake. Offering unparalleled privacy, breathtaking eastern views toward Rock Dunder, and over 2,400 feet of waterfront frontage, this unique property encompasses almost 18 acres of mature forest, open fields, and beautifully landscaped grounds.
- **Design, Craftsmanship, and Custom Finishes:** Thoughtfully designed for year-round comfort and functionality, the home features soaring cathedral ceilings and an open-concept layout that showcases the warmth and character of natural wood throughout. The custom kitchen is a true centerpiece, featuring handcrafted butternut cabinetry, granite countertops, and quality finishes that blend rustic elegance with modern convenience. Custom maple cabinetry continues into the bathrooms, while a stunning spiral staircase with solid ash treads adds architectural charm and craftsmanship.
- **Year-Round Comfort and Off-Grid Living:** The home offers three bedrooms and two full bathrooms, including a spacious primary bedroom conveniently located on the main floor. Built on a slab-on-grade foundation, the residence is efficiently heated with radiant in-floor heating and operates completely off-grid, supported by a dependable diesel generator backup system. Additional services include a drilled well and septic system.
- **Grounds, Gardens, and Outbuildings:** Outside, the property is equally impressive. A large detached two-car garage with loft workshop space provides ample storage and workspace, complemented by a separate 16' x 20' metal storage shed. A greenhouse, extensive vegetable gardens, established asparagus patch, and separate raspberry patch create an ideal setting for hobby farming and sustainable living.
- **The Land and Natural Setting:** The expansive open field is perfect for family gatherings, outdoor activities, and special events, while the mature bush offers exceptional privacy and opportunities for hiking, wildlife viewing, and recreation.
- **The Waterfront:** At the waterfront, enjoy deep, clean swimming water, a large floating dock, and a natural jumping rock for the adventurous. Whether boating, fishing, swimming, or simply relaxing by the shore, the spectacular waterfront setting offers endless enjoyment and unforgettable lakefront experiences.
- **A Rare and Remarkable Opportunity:** This rare Whitefish Lake offering combines quality craftsmanship, self-sufficient living, extensive acreage, and extraordinary waterfront in one remarkable package. A truly unique opportunity to own a private waterfront retreat in one of the region's most beautiful natural settings.

Property Highlights

- Custom cabinetry throughout: butternut in the kitchen, maple in the bathrooms
- Large granite countertop with seating for 6 or more
- Custom ash spiral staircase with metal spindles
- Sliding barn doors on the large front closet
- Flexible upstairs space, ideal for a home office or pullout guest sleeping area, with its own bathroom and bedroom that can be closed off for privacy
- Rec room featuring a 2" cherry bar top with seating for 4
- Metal storage shed, approximately 16' x 20'

Directions

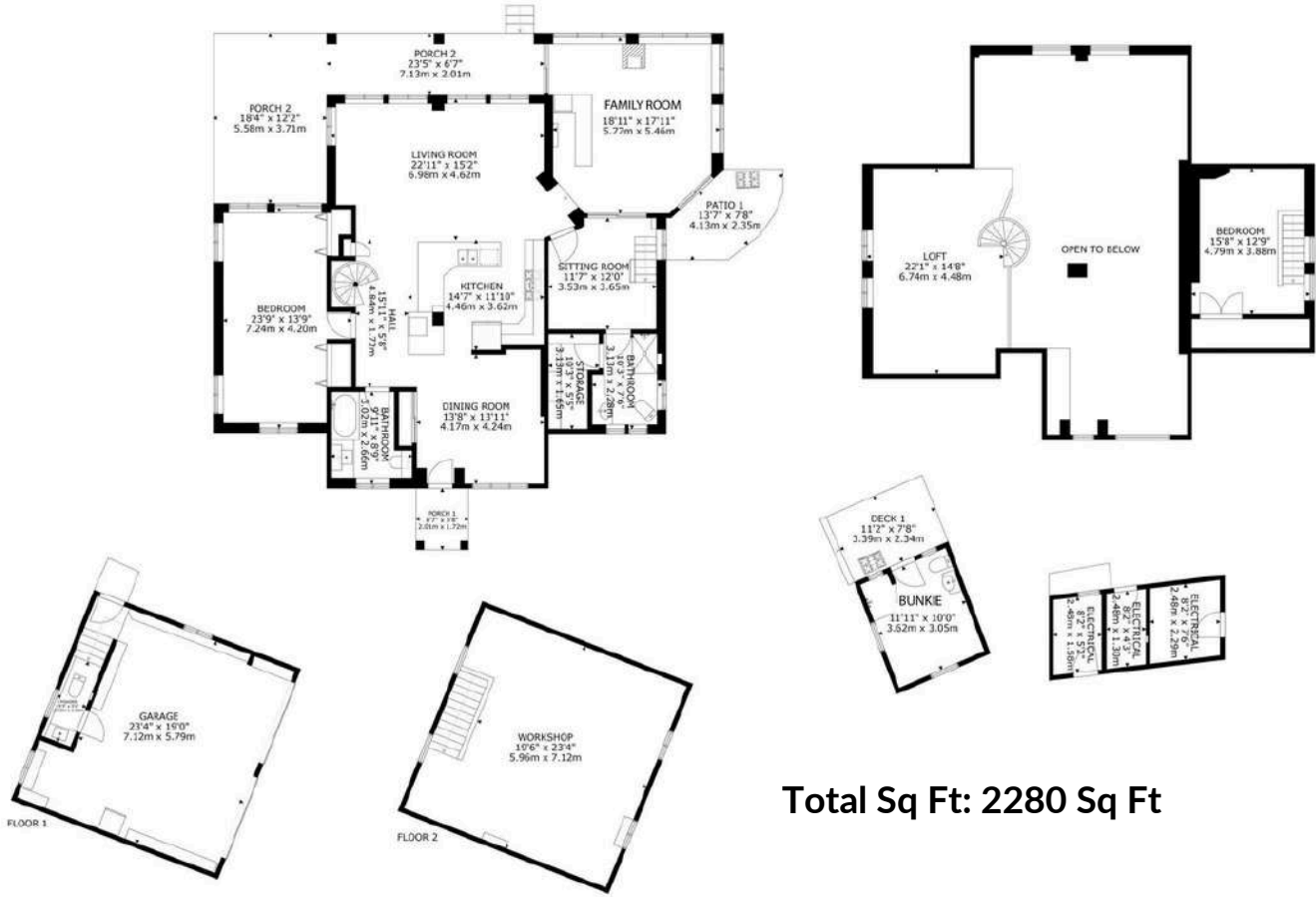
- Jones Falls Road to Dean Island Road, left on Nuthatch Lane to #116.



GALLERY



FLOOR PLAN



Total Sq Ft: 2280 Sq Ft

AERIAL IMAGES



INTERACTIVE LINKS

Virtual Tour



Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=miyCJxG4pHB>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/gASjVN7gESg>

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/CoEpwJPKDJFDiSEG9>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/116NuthatchLane/>

MLS LISTING



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

Detached

Link: N

1 1/2 Storey

Front On: E

Acre: 10-24.99

Rms: 10

Bedrooms: 3

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
Fam Rm: Y
Basement: None
Fireplace/Stv: Y
Heat: Radiant / Propane
A/C: None
Central Vac: Yes
Apx Age:
Year Built: 2016
Yr Built Source: MPAC
Apx Sqft: 2000-2500
Lot Size Source: GeoWarehouse
Roof: Metal
Foundation: Concrete, Insulated Concrete Form, Slab
Assessment:
POTL:
POTL Mo Fee:
Elevator/Lift:
Laundry Lev: Main
Phys Hdcap-Eqp:

Exterior: Stone / Vinyl Siding
Garage: Yes
Gar/Gar Spcs: Detached / 2
Drive: Private Double
Drive Park Spcs: 6
Tot Prk Spcs: 8
UFFI:
Pool: None
Energy Cert:
Cert Level:
GreenPIS:
Prop Feat: Central Vacuum, Family Room, Fireplace/Stove, Grnbelt/Conserv, Island, Lake Access, Sloping, Waterfront, Waterfront, Wooded/Treed
Exterior Feat: Deck, Fishing, Hot Tub, Landscaped, Privacy, Year Round Living
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
Security Feat: Carbon Monoxide Detectors, Smoke Detector

Zoning: RW
Cable TV: No
Hydro: No
Gas: No
Phone: A
Water: Well
Water Supply Type: Drilled Well
Sewer: Septic
Spec Desig: Unknown
Farm/Agr:
Waterfront: Direct
Retirement: Level Entrance
Accessibility: Propane Tank
Feat:
Under Contract:
HST Applicable to: Not Subject to HST
Sale Price:
Oth Struct: Aux Residences, Garden Shed, Greenhouse, Out Buildings, Shed, Storage, Workshop
Survey Type: Available

Water Body Name: Whitefish Lake
Water Body Type: Lake
Water Frontage (M): 2428
Topography: Hilly, Rocky, Wooded/Treed
Water Features: Dock, Stairs to Waterfront
Access to Property: Year Round Private Road
Docking Type: Private
Water View: Direct
WaterfrontYN: Yes
Waterfront: Direct

Shoreline: Clean, Deep, Rocky
Shoreline Allowance: None
Shoreline Exp: E
Alternative Power: Generator-Wired, Solar Power
Easements/Restrict: Unknown
Rural Services: Cell Services, Garbage Pickup, Internet High Speed, Recycling Pickup, Telephone Available
Waterfront Accessory Bldgs: Not Applicable

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	13.45	x12.8	Tile Floor	W/O To Yard	Cathedral Ceiling
2	Kitchen	Main	14.11	x12.14	Tile Floor	Panelled	Cathedral Ceiling
3	Living	Main	21.98	x14.11	Tile Floor	Cathedral Ceiling	
4	Bathroom	Main	9.19	x8.2	4 Pc Bath	Tile Floor	Whirlpool
5	Prim Bdrm	Main	22.31	x11.48	Tile Floor	W/O To Patio	W/O To Yard
6	Family	Main	17.39	x16.73	Tile Floor	Wood Stove	
7	Bathroom	Main	9.51	x6.23	3 Pc Bath	Tile Floor	
8	Office	Main	12.47	x11.15	Tile Floor		
9	2nd Br	2nd	11.81	x11.81	Wood Floor		
10	3rd Br	2nd	16.08	x16.08	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. There is a possibility that a lot severance may be available and the new owner could investigate further into this potential. 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.

Exclusions: Electric Hoist in garage

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



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



Westport Office:
7 Spring Street, P.O. Box 148,
Westport, ON K0G 1X0

www.gurreathomes.com
tammygurr@royallepage.ca
(613) 273-9595

Kingston Office:
640 Cataraqui Woods Drive
Kingston, ON K7P 2Y5

Your Total Real Estate Package!