



116 Nuthatch Lane
Rideau Lakes Ontario K0G 1E0
 Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp
 Leeds and Grenville
SPIS: No **Taxes:** \$6,525.69/2025 **DOM:** 111
List: \$1,499,000 For: Sale
Last Status: NEW
 Detached **Front On:** E
Link: N **Acre:** 10-24.99 **Rms:** 10
 1 1/2 Storey **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: Accessibility: Level Entrance Feat: Under Contract: Propane Tank HST Applicable to: Not Subject to HST Sale Price: Oth Struct: Aux Residences, Garden Shed, Greenhouse, Out Buildings, Shed, Storage, Workshop Survey Type: Available
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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	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. 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