



SCOTT BURNS
 Broker Of Record
 RIDEAU REALTY LIMITED, Brokerage
 scott@rideaurealty.ca
 http://www.rideaurealty.ca



117 SUGARHOUSE LANE, Westport K0G 1X0

ML#: 1239701



Status: Active
Dist/Neigh: 816- Rideau Lakes (N Crosby) Twp
Municipality: Upper Rideau Lake
Neigh Name: 195' x 294'
Lot Size: 195' x 294'
Zoning: Residential
Zoning Desc: Residential
Legal Desc: PT LT 3 CON 5 NORTH CROSBY PT 2 28R4887 T/W LR345696 S/T INTEREST IN LR160841; RIDEAU LAKES

List Price: \$1,249,000
Sub Type: Residential
Fronting: West
Acres:
IrreglSqFt:
Seasonal:

Directions/Remarks

Directions: From Highway 15 turn onto Country Road 42 at Crosby towards Westport. Turn right onto Sugarhouse Lane and follow to Pin# 117 on the right (0.5 km's down Sugarhouse Lane).

Public Remarks: Looking for a unique custom property away from the city, or perhaps an investment opportunity? This log post & beam year round home on Upper Rideau Lake would be amazing to call your own (be sure to ask about the excellent annual income generated). Open concept, soaring ceilings & giant log post & beams featured throughout. Kitchen with custom granite countertop, open to the large dining/living area with a wood burning fireplace. Loads of natural light, enormous windows with beautiful views of the lake. Large primary bedroom, walk through closet & ensuite with custom shower. 2 more bedrooms & main bath with laundry round out the main floor. Walkout basement, amazing family/games room area + 4th bedroom with another custom ensuite you have to see to believe. Huge covered deck, outdoor hydro pool/hot tub for swimming year round, boat launch & a 40' dock to enjoy the lake. Too many features to list! No pre-emptive offers & no conveyance of written offers until 1:00pm on May 11th, 2021.

Property Information

| | | | | | | | |
|--------------------------|--|---------------|--------------------|-----------------------|------------------|---------------------|------|
| Style: | Detached | Type: | Bungalow(1 Storey) | Total Beds: | 4 | Total Baths: | 3 |
| Builder: | | Model: | 1 | Beds AG: | 3 | FB/PR Bths: | 3/0 |
| Year Built: | 2016/Approx | #Gar: | | Beds BG: | 1 | Ensuites: | 2 |
| Parking Desc: | 1 Garage Attached | | | #Cover: | 1 | Total Park: | 8 |
| Heat Desc: | Forced Air, Wood Plus | | | Heat Fuel: | Propane, Wood | | |
| Air Conditioning: | Central | | | Roof: | Metal | | |
| Water Supply: | Drilled Well | | | # FP: | 2 | FP Fuel: | Wood |
| Exterior Finish: | Log, Wood | | | Sewer: | Septic Installed | | |
| Foundation: | Poured Concrete | | | Construction: | | | |
| Basement Desc: | Full | | | Basement Dev: | Fully Finished | | |
| Floor Covering: | Tile | | | Fire Retrofit: | N/A | | |
| Appliances Incl: | Dishwasher, Dryer, Microwave/Hood Fan, Refrigerator, Stove, Washer | | | | | | |
| Site Influences: | Deck, Hydro, Lakefront, Private Well, Waterfront | | | | | | |
| Neigh Influences: | Golf Nearby, Recreation Nearby, Shopping Nearby, Water Nearby | | | | | | |
| Rental Equip: | Propane Tanks | | | | | | |

Room Information

| Rm Type | Level | Dimensions | Rm Type | Level | Dimensions | Rm Type | Level | Dimensions | Rm Type | Level | Dimensions |
|---------|-------|-------------|---------|-------|---------------|---------|-------|--------------|---------|-------|------------|
| KITCH | Main | 11' x 13'8" | DINRM | Main | 13'6" x 15'6" | LIVRM | Main | 16' x 16'2" | PRBED | Main | 11' x 15' |
| ENS3PC | Main | | BEDRM | Main | 9'4" x 11' | BEDRM | Main | 8'10" x 9'2" | BATH3 | Main | |
| GAMES | Bsmt | 9' x 11' | FAMRM | Bsmt | 15'10" x 36' | UTIL | Bsmt | 7'5" x 13'5" | BEDRM | Bsmt | 8'8" x 13' |
| ENS3PC | Bsmt | | | | | | | | | | |

Other Property Information

Assoc/POTL Fee: \$150
Fee Freq: Annual
Taxes/Yr: \$5,734.00/2020
Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage