



**SCOTT BURNS**  
 Broker Of Record  
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**117 SUGARHOUSE LANE, Westport K0G 1X0**

**ML#: 1237158**



**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:** \$1,795,000  
**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 offers until 1:00pm on Apr 28th, 2021.

**Property Information**

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