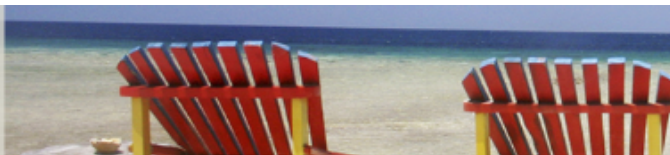




**SCOTT BURNS**  
 Broker Of Record  
 RIDEAU REALTY LIMITED, Brokerage  
 scottburnsrealty@gmail.com  
 http://www.rideaurealty.ca



**900 SHADY LANE, Perth K7H 3C7**

**ML#: 1355814**



**Status:** Active  
**Dist/Neigh:** 904- Bathurst/Burgess & Sherbrooke (N Burgess) Twp  
**Municipality:**  
**Neigh Name:** Big Rideau Lake  
**Lot Size:** 129.8' x 193.8'  
**Zoning:**  
**Zoning Desc:** Residential  
**Legal Desc:** PT LT 12 CON 3 NORTH BURGESS PT 4 & 5, 27R5156 T/W RS201778, T/W RS137096 & T/W RS134870; BATH-BURG-SHERB

**List Price:** \$1,749,000  
**Sub Type:** Residential  
**Fronting:** Northeast  
**# Acres:**  
**IrregSqFt:**  
**Seasonal:**

Directions/Remarks

**Directions:** Lally Rd to Black Ance Rd to Shady Lane.

**Public Remarks:** Gorgeous engineered post & beam year round home / cottage / vacation home on BIG RIDEAU LAKE! This property is built for entertaining & has so much to offer. Great landscaping, full irrigation system & beautiful natural stone steps with lighted hand rail leading to fantastic docking with amazing deep weed free waterfront for excellent swimming and boating. The stunning great room has a fireplace & a show stopping soaring ceiling & two floor to ceiling curtain walls of windows to maximize those lake views. Beautiful kitchen with granite countertops & a lovely sunroom leading out to your hot tub & covered stone patio overlooking the lake. 4 huge bedrooms, 3 full baths, open loft area overlooking the great room & a full partially finished basement. ICF foundation, smart home technology, back up generator, attached garage, 2 great size storage sheds & a paved driveway. Incredible views, amazing waterfront & this beautiful 4 season home/cottage awaits Big Rideau Lake! Check out the video.

Property Information

<b>Style:</b>	Detached	<b>Type:</b>	2 Storey	<b>Total Beds:</b>	4	<b>Total Baths:</b>	3
<b>Builder:</b>		<b>Model:</b>		<b>Beds AG:</b>	2	<b>FB/PR Bths:</b>	3/0
<b>Year Built:</b>	2008/Approx	<b>#Gar:</b>	1	<b>Beds BG:</b>	2	<b>Ensuites:</b>	2
<b>Parking Desc:</b>	1 Garage Attached			<b>#Cover:</b>	1	<b>Total Park:</b>	4
<b>Heat Desc:</b>	Forced Air			<b>Heat Fuel:</b>	Propane		
<b>Air Conditioning:</b>	Central			<b>Roof:</b>	Asphalt Shingle		
<b>Water Supply:</b>	Drilled Well			<b># FP:</b>	1	<b>FP Fuel:</b>	Gas
<b>Exterior Finish:</b>	Siding, Stone			<b>Sewer:</b>	Septic Installed		
<b>Foundation:</b>	Poured Concrete			<b>Construction:</b>			
<b>Basement Desc:</b>	Full			<b>Basement Dev:</b>	Partly Finished		
<b>Floor Covering:</b>	Hardwood, Mixed			<b>Fire Retrofit:</b>	N/A		
<b>Appliances Incl:</b>	Dishwasher, Dryer, Refrigerator, Stove, Washer						
<b>Feat/Equip Incl:</b>	Alarm System, Ceiling Fan, Hot Tub, Storage Shed, Window Blinds						
<b>Site Influences:</b>	Hydro, Lakefront, Lakeview, Landscaped, Treed Lot, Waterfront						
<b>Neigh Influences:</b>	Recreation Nearby, Water Nearby						
<b>Rental Equip:</b>	Propane Tank, Hot Water Tank						
<b>Secondary Dwelling Unit (SDU):</b>	No						

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LIVRM	Main	15'11" x 25'1"	DINRM	Main	16'11" x 21'1"	KITCH	Main	11'5" x 16'11"	SUNRM	Main	10'11" x 16'4"
MBED	Main	14'9" x 15'8"	ENS4PC	Main		FOYER	Main	4'5" x 8'11"	BEDRM	2nd	14'10" x 15'9"
BATH3	2nd		LOFT	2nd	15'7" x 16'10"	BEDRM	Bsmt	14'1" x 15'1"	BEDRM	Bsmt	15'0" x 17'6"
BATH3	Bsmt		LAUND	Bsmt	8'11" x 12'0"	STORE	Bsmt	24'7" x 31'11"			

Other Property Information

**Assoc/POTL Fee:** \$0.00/Year  
**Taxes/Yr:** \$7,249.00/2023  
**Multimedia URL:** <https://www.youtube.com/watch?v=UbIA-bgsXqs>  
**Alt Feature Sheet:** <https://www.youtube.com/watch?v=UbIA-bgsXqs>  
**Addl Images URL:** <https://360panos.org/panos/900ShadyLn/>

**Assmt/Yr:**  
**Survey/Yr:**

Office Information

**List Office #1:** RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

**FD:**  
**DOM:**  
**SRD:**

**PR:**  
**SD:**

**CD:**  
**SP:**