

# HOME *feature sheet*

121 BASS LANE, LITTLE CRANBERRY LAKE



4 BEDS



3,352 SQFT



3.5 BATHS



3-BAY GARAGE

OFFERED AT \$2,150,000



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CONTACT ME TO ARRANGE A  
PRIVATE VIEWING!

# FEATURES

*exterior.*

- 3352 sf custom designed, ICF foundation home set on a 4.3 acres private lot with maple, oak, pine and larch trees and lovely perennial gardens amongst a mix of beautifully landscaped lawn and natural woodland in a park-like setting.
- A gently sloping lot of approximately 1330 feet of private waterfront on a point providing 210 degree views of the Rideau Canal, a UNESCO World Heritage site, stretching from Lake Ontario to Ottawa.
- Situated on the longest stretch of waterway on the Rideau System without going through the locks: from Jones Falls to Whitefish Lake, Little Cranberry Lake, Cranberry Lake, Dog Lake, Cranesnest Lake.
- Home exterior is Maibec Genuine Wood Siding with cultured stone.
- 26 x 8 ft Teico floating dock with a 27 x 4 ft approach ramp providing 7 feet of clean water depth for swimming off the dock. Direct wired electrical power at the dock, and in the garden adjacent to the dock providing power to a small structure containing a beverage refrigerator, landscape lighting and a seasonal lake pump for irrigation of gardens and lawn.
- A large flagstone patio at the base of the dock provides access to:
  - a small, shallow, sandy bottom access to the water which is ideal for small children and pets
  - a Naylor 16 foot jet ski roller ramp adjacent to the dock.
  - a live edge wooden bar at the waters edge
  - a covered storage rack which stores up to 4 kayaks or stand up paddle boards
  - A small structure next to the dock contains a beverage fridge and storage space for lifejackets, ski ropes, water-skis, floatation devices etc. for quick and easy access at the dock.
- The seasonal lake water pump provides irrigation water for gardens (drip watering system present in most gardens) and the lawn.
- A natural, dedicated fire pit with a large stone seating area and a small covered wood storage structure.
- A beautiful, custom built 12x12 screened Gazebo with detachable window/door covers and electricity providing lighting, power outlets and an infrared heater to extend your enjoyment throughout the cooler seasons.
- 14 foot retractable awning on the main deck.
- Two propane outlets on the main deck for BBQ/cooktop.

# FEATURES

*exterior.*

- An 8x16 storage shed to hold all of your toys, tools and equipment plus an additional 8x8 storage shed with a covered extension which can store up to 6 full cords of seasoned dry wood for the wood burning fireplace and the fire pit.
- Boat launch for small boats and jet-skis on the property.
- Easy access from the master bedroom and flex room to the Beachcomber hot tub providing beautiful, relaxing views of the lawn, gardens and lake.
- Power outlets and landscape lighting in garden off the main deck
- Automatic 15 KW propane vapour Guardian generator provides electricity to the entire home (with the exception of the ovens and clothes dryer) in the event of a power outage.
- A 16 foot enclosed raised garden bed to plant fresh herbs and vegetables.
- Gutter topper eaves troughs
- A fisherman's dream with easy access to excellent fishing for small mouth bass, pickerel, northern pike, lake trout crappie etc. without going through a lock.
- Perfect for nature lovers, boating, swimming, waterskiing, knee boarding/wakeboarding, kayaking, stand up paddle-boarding, bird and wildlife watching (deer, birds, turkeys, turtles, foxes, rabbits, loons, herons, swans, geese)



# FEATURES

*interior*

- Open concept floor plan, Brazilian cherry hardwood/engineered hardwood and porceleine or natural stone (marble/travertine) throughout - carpet-free.
- Granite/Quartzite countertop/island in the recently renovated chef's kitchen with plenty of storage and high-end appliances: Miele dishwasher, Sub Zero refrigerator/freezer, Jenn-Air 36 inch range and 36 inch Ventahood, Jenn-Air convection/microwave combination and a Frigidaire undercounter beverage centre
- A large kitchen Island with stools for entertaining
- French doors leading to the main deck from both the living room and dining room and a French door from the master bedroom to a private deck and the hot tub
- 2 primary bedrooms both with ceiling fans, walk-in closets and large ensuite (one with a soaker tub, one with a Thermasol Pro Series steam shower).
- Two 1000 gallon propane tanks (one rented, one owned) providing adequate fuel to withstand any potential prolonged power outage
- Propane boiler system provides radiant in-floor heat on the entrance level, including both garages, with an efficient forced air system supplying heat to the rest of the house.
- Wood burning fireplace in the living room and a propane gas fireplace in the dining room.
- Whirlpool front load washer & dryer and a raised dog shower in the laundry room.
- Reverse osmosis water treatment with faucet in kitchen, water softener.
- Both ensuite bathrooms have electrical in floor heating
- LED or halogen pot lights throughout.
- Venmar HRV.
- Dedicated office space.
- 2 sump pumps.
- 220V outlet in garage for power tools.



# UPGRADES/ MAINTENANCE

December 5, 2019

WC Gas - Installed new Triangle tube boiler

December 7, 2019

New Jenn Air 36" gas range

April 30, 2020

New Whirlpool front load washer & dryer

October 27, 2020

New Beachcomber hot tub installed

Feb 16, 2021

Replace halogen lighting with LED in dining room, kitchen, living room, master bath, powder room, hallway & stairwell

March 10, 2021

Exterior patio awning from Patio Concepts Ottawa ON

June 18, 2021

New Frigidaire Gallery under counter beverage refrigerator

Oct 3, 2021

Marshall's cleaning service , Seeleys Bay ON - entire exterior cleaned and re-stained to validate Maibec siding lifetime warranty

February 23, 2022

New Meile G7000 series dishwasher

New Jenn Air 30" built-in microwave speed oven

February 2022

Kitchen remodel completed by Karhu Fine Cabinetry & Millwork, Carlton Place ON with granite by Cataraqi Granite, Kingston ON

April 2023

Thermasol steam generator serviced

# INCLUSIONS

- All major kitchen appliances, washer/dryer
- Office desk and shelf unit
- Jet ski ramp
- Naylor systems V-50 electric vertical boat lift with 4 foot vertical guards - lift capacity 5000 lbs. wet weight
- Stools at kitchen island
- Lake pump
- The 1000 gallon propane tank that is owned



# UTILITIES

## PROPANE (heat, cooking indoor & BBQ)

- January 1, 2023 to March 30, 2024 = \$3860.21

\*\* Propane tanks - One owned (value \$2000) and Stinson Fuels owns the other \*\*

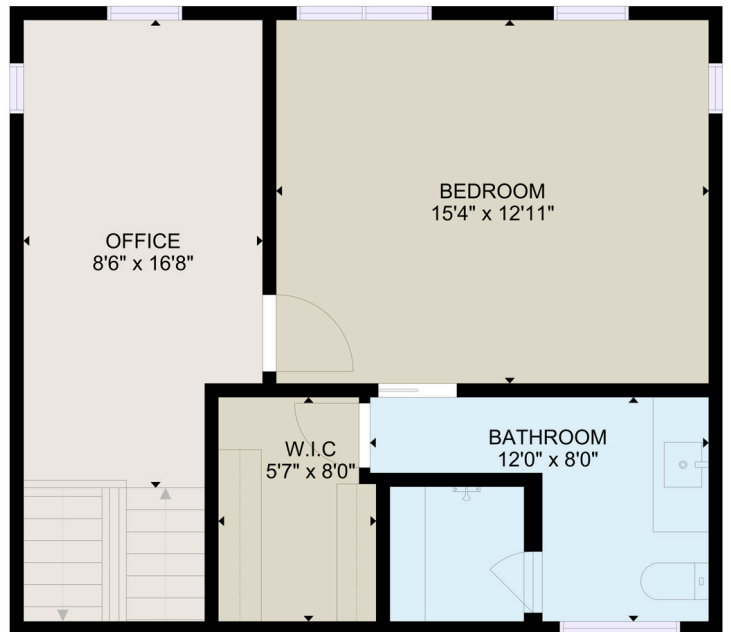
## Hydro

Mar 1/23 to Feb 28/24 = \$1,648.59

Garbage and recycling pickup is at the end of Stafford Lane (tags provided annually by South Frontenac - included with property taxes



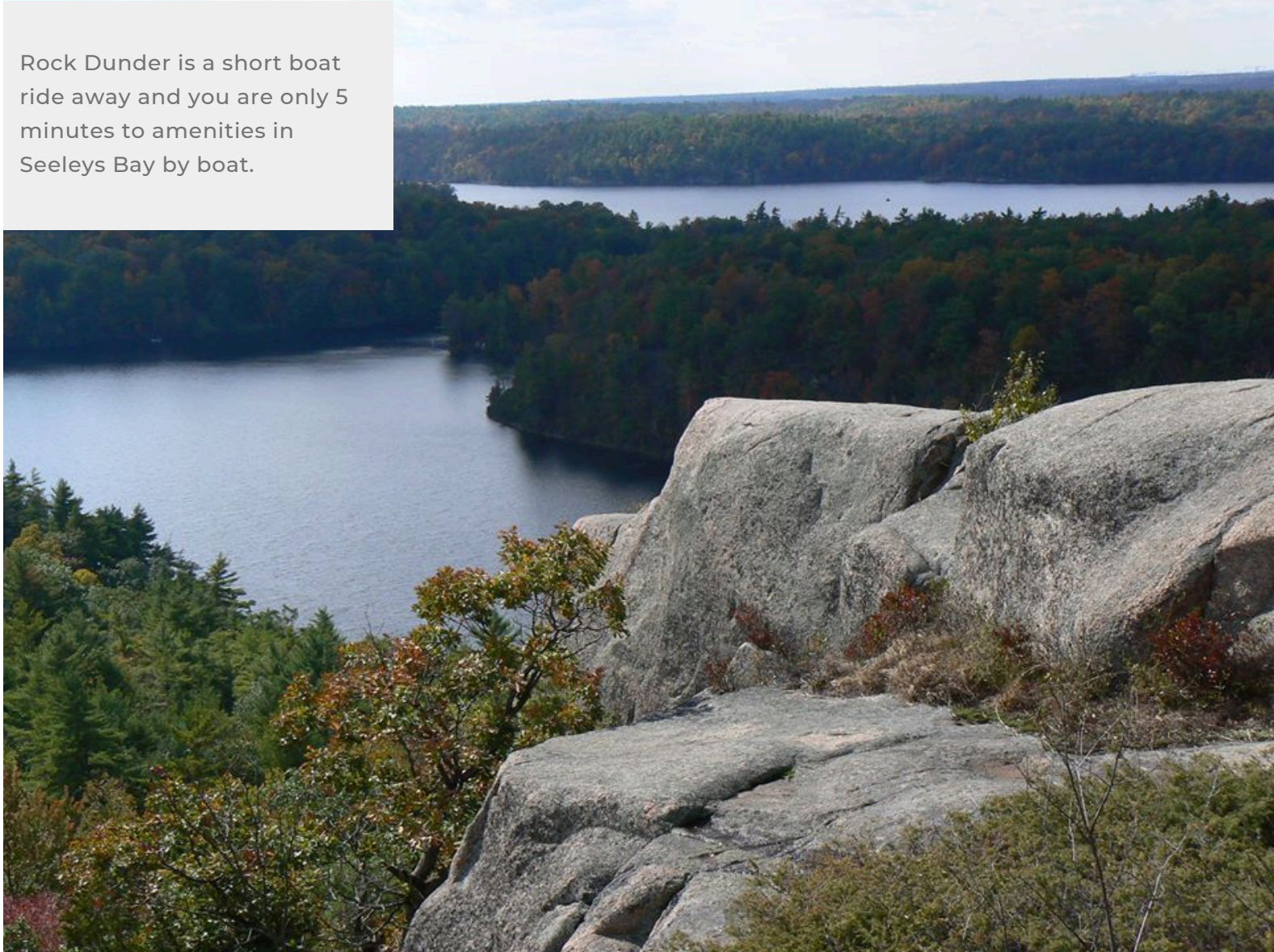
# FLOOR PLANS





# NEARBY ATTRACTIONS

Rock Dunder is a short boat ride away and you are only 5 minutes to amenities in Seeleys Bay by boat.



- 35 minutes to downtown Kingston
- 1hr 45 minutes to downtown Ottawa
- 2 hr 15 minutes to downtown Syracuse, NY
- 3 hours to downtown Toronto or Montreal



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**29-Apr-2024**      **121 BASS LANE, Seeley's Bay KOH 2N0**      **ML#: 1387948**

**New Listing!**



**Status:** Active  
**Dist/Neigh:** 824- Rear Of Leeds & Lansdowne Twp  
**Municipality:** Little Cranberry Lake  
**Neigh Name:** 1330' x 0' **Irregular**  
**Lot Size:** 1330' x 0'  
**Zoning:** Residential  
**Zoning Desc:** Residential  
**Possession:** TBD  
**Legal Desc:** PT LT 1 CON 8 LEEDS PT 1 & 2 28R11860; PT RDAL BTN TWP OF STORRINGTON AND TWP OF LEEDS (CLOSED BY LR351789) PT 3 28R11860; S/T LR353196; LEEDS/THOUSAND ISLANDS (SEE REALTOR REMARK)

**List Price:** \$2,150,000  
**Sub Type:** Residential  
**Fronting:** Northwest  
**# Acres:** 4.300

**Seasonal:**

Directions/Remarks

**Directions:** From Hwy. 15 turn onto Burnt Hills Rd - Right onto Rideau Rd. - Left onto Stafford Ln. - Right onto Bass Ln. - Follow to Pin #121

**Public Remarks:** Prepare to be amazed as you step foot in this one of a kind 3352 sf custom home on a 4.3-acre private, beautifully landscaped lot in a park-like setting. Approx. 1330 feet of private waterfront on a point providing 210-degree views of the Rideau Canal, stretching from Kingston to Ottawa. A large flagstone patio at the base of the dock provides access to a sandy bottom ideal for small children and pets. Or jump into 7 feet of clean water depth off the dock. Inside is a 4-bed, 3.5 bath, open concept floor plan with Brazilian cherry hardwood and porcelain/natural stone throughout. The renovated chef's kitchen comes complete with granite countertops and high-end appliances. 2 primary bedrooms each with large ensuites and walk-in closets. Propane boiler provides radiant in-floor heat on the entrance level, including both garages, with an efficient forced air system supplying heat to the rest of the house. Also a wood fireplace in the living room and a propane fireplace in the dining room.

Property Information

**Style:** Detached      **Type:** Bungalow with Loft  
**Builder:**      **Model:**      **Total Beds:** 4  
**Year Built:** 2007/Approx      **#Gar:** 3      **Beds AG:** 4      **Total Baths:** 4  
**Parking Desc:** 3+ Garage Attached, Open, Gravel      **#Cover:** 0      **Beds BG:** 0      **FB/PR Bths:** 3/1  
**Heat Desc:** Forced Air, Radiant      **Roof:** Propane      **#Cover:** 0      **Ensuites:** 2  
**Air Conditioning:** Central      **Roof:** Asphalt Shingle      **Heat Fuel:** Propane      **Total Park:** 10  
**Water Supply:** Drilled Well      **# FP:** 2      **FP Fuel:** Gas, Wood  
**Exterior Finish:** Stone, Wood Siding      **Sewer:** Septic Installed  
**Foundation:** Poured Concrete      **Construction:** Fully Finished  
**Basement Desc:** Full      **Basement Dev:** Fully Finished  
**Floor Covering:** Ceramic, Hardwood      **Fire Retrofit:** N/A  
**Appliances Incl:** Dishwasher, Dryer, Hood Fan, Microwave, Refrigerator, Stove, Washer  
**Feat/Equip Incl:** Ceiling Fan, Gas Stove(s), Hot Tub, Hot Water Tank  
**Site Influences:** Acreage, Beach Property, Gazebo, Lakefront, Landscaped, Park Setting, Private, Waterfront  
**Neigh Influences:** Golf Nearby, Highspeed Available, Recreation Nearby, Water Nearby  
**Rental Equip:** 1 of the propane tanks  
**Secondary Dwelling Unit (SDU):** No

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
LIVRM	Main	24'6" x 18'9"	KITCH	Main	17'4" x 11'7"	DINRM	Main	15'7" x 16'5"	BATH2	Main	6'9" x 5'2"
FAMRM	Main	15'5" x 18'5"	PRBED	Main	13'6" x 13'0"	ENS4PC	Main	12'10" x 10'1"	WALKIN	Main	5'11" x 10'1"
GYM	Main	9'11" x 14'4"	FOYER	Lower	30'7" x 8'11"	BEDRM	Lower	18'2" x 12'0"	BEDRM	Lower	11'4" x 12'7"
BATH3	Lower	5'0" x 11'5"	LAUND	Lower	7'2" x 11'5"	UTIL	Lower	13'11" x 11'5"	OFFICE	2nd	16'8" x 8'6"
PRBED	2nd	15'4" x 12'11"	ENS3PC	2nd	12'0" x 8'0"	WALKIN	2nd	5'7" x 8'0"			

**Pets Allowed:**

Other Property Information

**Taxes/Yr:** \$8,442.00/2023      **Assmt/Yr:**      **Survey/Yr:**  
**Assoc/POTL Fee:** \$550.00/Year includes Other (Describe)  
**Multimedia URL:** <https://360panos.org/panos/121BassLane/>  
**Alt Feature Sheet:** <https://youtu.be/9LZN1kcHe1s>  
**Addl Images URL:** [https://drive.google.com/drive/folders/1T-wNKntYfRrFbcZZih-Kzb2WcogwAm7k?usp=drive\\_link](https://drive.google.com/drive/folders/1T-wNKntYfRrFbcZZih-Kzb2WcogwAm7k?usp=drive_link)

Office Information

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

Conditional/Sold/Other Information

**FD:**      **PR:**      **CD:**  
**DOM:** 0      **SD:**      **SP:**  
**SRD:**