



ZACH SHEA
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121 BASS LANE, Seeley's Bay KOH 2N0

ML#: 1387948



Status: Active
Dist/Neigh: 824- Rear Of Leeds & Lansdowne Twp
Municipality: Little Cranberry Lake
Neigh Name: 1330 ' x 0 ' **Irregular**
Lot Size:
Zoning: Residential
Zoning Desc: TBD
Possession:
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
Builder:
Year Built: 2007/Approx
Parking Desc: 3+ Garage Attached, Open, Gravel
Heat Desc: Forced Air, Radiant
Air Conditioning: Central
Water Supply: Drilled Well
Exterior Finish: Stone, Wood Siding
Foundation: Poured Concrete
Basement Desc: Full
Floor Covering: Ceramic, Hardwood
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

Type: Bungalow with Loft
Model:
#Gar: 3

Total Beds: 4
Beds AG: 4
Beds BG: 0
#Cover: 0
Heat Fuel: Propane
Roof: Asphalt Shingle
FP: 2
Sewer: Septic Installed
Construction:
Basement Dev: Fully Finished
Fire Retrofit: N/A

Total Baths: 4
FB/PR Bths: 3/1
Ensuites: 2
Total Park: 10
FP Fuel: Gas, Wood

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://youtu.be/agyRpfv86SI>
Alt Feature Sheet: <https://360panos.org/panos/121BassLane/>
Addl Images URL: 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:
DOM:
SRD:
PR:
SD:
CD:
SP: