



**ZACH SHEA**  
 Broker  
 Ph: 613 331-2635  
 zachshearealty@gmail.com  
 http://www.rideaurealty.ca

**25 MCNAMEE LANE, Portland K0G 1V0**

**ML#: 1387688**



**Status:** Active  
**Dist/Neigh:** 816- Rideau Lakes (N Crosby) Twp  
**Municipality:** Big Rideau Lake  
**Neigh Name:** 150' x 458' **Irregular**  
**Lot Size:** **Zoning:** Residential  
**Zoning Desc:** Residential  
**Possession:** TBD  
**Legal Desc:** PT LT 4 CON 1 NORTH CROSBY PT 1 28R6685 T/W LR206807, LR206808 EXCEPT EASEMENT THEREIN RE: PT 2 28R6685; RIDEAU LAKES

**List Price:** **\$1,350,000**  
**Sub Type:** Residential  
**Fronting:** Northeast  
**# Acres:** 1.500

**Seasonal:**

Directions/Remarks

**Directions:** From Hwy. 15 turn onto County Rd. 42 (towards Westport) - Immediate right onto Narrows Lock Rd. - Follow to McNamee Ln on your right - Pin #25 on left

**Public Remarks:** Welcome to your little piece of paradise on the Big Rideau! Built in 2009 this 3-bedroom, 2.5 bath home is a must see. Open concept living, kitchen, and dining with great views of the Big Rideau. The primary bedroom has a 4-piece ensuite, walk-in closet, and access to your own deck. Large rec. room in the finished, walkout basement. Also, a bonus room above the attached 2-car garage makes for a perfect game room, office, etc. The home sits on a private, beautifully landscaped 1.5-acre lot with easy access off of Narrows Lock Rd. 150 feet of waterfrontage in a small bay just off the main channel give way to wonderful views of the Big Rideau. Easy commute to Kingston, Brockville, Perth, and Smith's Falls. Call today to book your private viewing!

Property Information

<b>Style:</b> Detached	<b>Type:</b> Bungalow with Loft	<b>Total Beds:</b> 3	<b>Total Baths:</b> 3
<b>Builder:</b>	<b>Model:</b>	<b>Beds AG:</b> 3	<b>FB/PR Bths:</b> 2/1
<b>Year Built:</b> 2009/Approx	<b>#Gar:</b> 2	<b>Beds BG:</b> 0	<b>Ensuites:</b> 1
<b>Parking Desc:</b> 2 Garage Attached, Open, Gravel		<b>#Cover:</b> 0	<b>Total Park:</b> 8
<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>	<b>FP Fuel:</b>
<b>Exterior Finish:</b> Vinyl		<b>Sewer:</b> Septic Installed	
<b>Foundation:</b> Poured Concrete		<b>Construction:</b>	
<b>Basement Desc:</b> Full		<b>Basement Dev:</b> Fully Finished	
<b>Floor Covering:</b> Hardwood		<b>Fire Retrofit:</b> N/A	
<b>Appliances Incl:</b> Dishwasher, Dryer, Refrigerator, Stove, Washer			
<b>Site Influences:</b> Lakefront, Lakeview, Landscaped, Waterfront			
<b>Neigh Influences:</b> Golf Nearby, Water Nearby			
<b>Exclusions:</b> Floating dock section			
<b>Rental Equip:</b> Propane tanks (x2)			
<b>Restrictions:</b> Right Of Way			
<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
KITCH	Main	13'0" x 10'3"	DINRM	Main	9'0" x 10'3"	LIVRM	Main	15'9" x 14'0"	FOYER	Main	6'0" x 8'0"
PRBED	Main	15'8" x 10'7"	ENS4PC	Main		BEDRM	Main	11'11" x 10'2"	BEDRM	Main	10'7" x 10'2"
BATH3	Main		LOFT	2nd	25'9" x 11'11"	RECRM	Lower	29'0" x 23'8"	DEN	Lower	6'0" x 15'9"
BATH2	Lower										

**Pets Allowed:**

Other Property Information

**Taxes/Yr:** \$4,857.00/2023  
**Assoc/POTL Fee:** \$0.00  
**Multimedia URL:** <https://youtu.be/IRYcXDDKNuE>  
**Assmt/Yr:**  
**Survey/Yr:**

Office Information

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

Conditional/Sold/Other Information

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