



3801A Big Rideau Lake Rd Rideau Lakes Ontario K0G 1V0 Rideau Lakes 819 - Rideau Lakes (South Burgess) Twp Leeds and Grenville SPIS: N Taxes: \$6,509/2024		List: \$1,195,000 For: Sale	
Detached Link: N Bungalow		Front On: E Acre: 2-4.99	Rms: 11 + 1 Bedrooms: 3 Washrooms: 3 2x2xMain, 1x4xMain
Lot: 600 x 0 Feet Irreg: Dir/Cross St: Big Rideau Lake Rd.			

MLS#: X12121888	PIN#: 441250290
Assignment: N	Fractional Ownership: N
Possession Date: 08/01/2025	

Kitchens: 1 Fam Rm: Y Basement: Part Bsmt / Part Fin Fireplace/Stv: Y Heat: Forced Air / Propane A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 2000-2500 Assessment: POTL: N POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:	Exterior: Other Drive: Private Gar/Gar Spcs: Detached / 2 Drive Park Spcs: 6 Tot Prk Spcs: 8 UFFI: Pool: None Energy Cert: N Cert Level: GreenPIS: N Prop Feat: Family Room, Fireplace/Stove, Lake/Pond, Level, River/Stream, Waterfront, Waterfront, Wooded/Treed	Zoning: Cable TV: Hydro: Gas: Phone: Water: Well Water Supply: Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: Oth Struct: Additional Garage(s), Out Buildings, Shed, Storage, Workshop
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Water Body Name: Big Rideau Lake Water Body Type: Lake Water Frontage (M): 182 Topography: Level, Flat Water Features: Dock, Winterized Access to Property: Year Round Municipal Road Docking Type: Private Water View: Direct WaterfrontYN: Y Waterfront: Direct	Shoreline: Clean, Rocky Shoreline Allowance: None Shoreline Exp: W Alternative Power: Generator-Wired Easements/Restrict: Right Of Way Waterfront Accessory Bldgs: Multiple Slips Water Delivery Features: Uv System, Water Treatmnt
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	16.4	x 10.73	
2	Dining	Main	7.19	x 11.81	
3	Living	Main	12.3	x 11.91	
4	Family	Main	15.16	x 19.29	
5	2nd Br	Main	7.94	x 8.99	
6	3rd Br	Main	8.43	x 7.35	
7	Prim Bdrm	Main	16.4	x 13.48	
8	Sitting	Main	17.09	x 12.24	
9	Workshop	Bsmt	16.63	x 12.93	
10	Utility	Bsmt	16.37	x 30.54	

Client Remks: Rare opportunity on Big Rideau Lake! Nestled on 3.5 acres with approximately 600 feet of pristine waterfront, this exceptional property offers the ultimate lakeside lifestyle. Enjoy the tranquility of your own private creek, flat and level grounds, and stunning eastern exposure that delivers breathtaking sunsets. The fully winterized 3-bed, 3-bath home features a striking stone fireplace, propane furnace, and central air for year-round comfort. Cement fibre siding offers a maintenance free exterior. A charming 1-bed, 1-bath guest cabin complete with a kitchen, living area, and with a wraparound deck provides a perfect retreat for family or visitors. Additional highlights include a detached garage, separate workshop, and multiple outbuildings -- ideal for hobbies or storage. Pride of ownership is evident throughout. Don't miss your chance to own this one-of-a-kind waterfront gem!
Extras:
Listing Contracted With: <u>RIDEAU REALTY LIMITED</u> Ph: 613-272-5000