



**63 Duck Bay Lane**  
**Rideau Lakes Ontario K0G 1V0**  
Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville  
**SPIS:** N      **Taxes:** \$4,272.74/2024

**List: \$549,000 For: Sale**

**Detached**  
**Link:** N  
1 1/2 Storey

**Front On:** W  
**Acre:** .50-1.99

**Rms:** 5 + 4  
**Bedrooms:** 2  
**Washrooms:** 1  
1x4xMain

**Lot:** 137 x 334 Feet Irreg:  
**Dir/Cross St:** Hwy 42 and Narrows Locks  
**Directions:**  
From Hwy 42 turn on Narrows Lock Road. Follow for about 7km and then turn onto Scott Lane. Follow Scott Lane for about 1.4 km until your reach Duck Bay Lane (will be on the right). Turn onto Duck Bay Lane and follow for 350M listing on left hand side

**MLS#:** X12153511      **PIN#:** 442610152  
**Possession Remarks:** TBD

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Fin W/O <b>Fireplace/Stv:</b> Y <b>Heat:</b> Heat Pump / Propane <b>A/C:</b> None <b>Central Vac:</b> N <b>Apx Age:</b> <b>Year Built:</b> 2008 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 700-1100 <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> Lower <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Vinyl Siding <b>Drive:</b> Private <b>Gar/Gar Spcs:</b> None / 0 <b>Drive Park Spcs:</b> 6 <b>Tot Prk Spcs:</b> 6 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> N <b>Cert Level:</b> <b>GreenPIS:</b> N <b>Prop Feat:</b> Fireplace/Stove, Golf, Lake Access, Waterfront, Waterfront	<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Well <b>Water Supply:</b> <b>Sewer:</b> Septic <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> Direct <b>Retirement:</b> <b>Oth Struct:</b> None <b>Survey Type:</b> Available
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**Water Body Name:** Upper Rideau Lake  
**Water Body Type:** Lake  
**Topography:** Sloping  
**Water Features:** Not Applicable  
**Access to Property:** Private Road  
**Docking Type:** None  
**Water View:** Direct,Partially Obstructive  
**WaterfrontYN:** Y  
**Waterfront:** Direct

**Shoreline:** Weedy,Shallow  
**Shoreline Allowance:** None  
**Alternative Power:** Generator-Wired,Solar Power  
**Easements/Restrict:** Unknown  
**Waterfront Accessory Bldgs:** Not Applicable

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	17.39	x 17.36	Balcony Combined W/Dining Fireplace
2	Kitchen	Main	9.68	x 11.61	Combined W/Dining Vaulted Ceiling
3	Dining	Main	7.87	x 11.61	Combined W/Kitchen Combined W/Living W/O To Patio
4	Prim Bdrm	Main	13.16	x 13.71	
5	Bathroom	Main	5.97	x 14.73	4 Pc Bath 4 Pc Ensuite
6	Loft	Upper	17.13	x 11.29	O/Looks Living
7	Family	Bsmt	13.52	x 13.19	Walk-Out Overlook Water
8	Rec	Bsmt	18.7	x 15.49	Walk-Out Overlook Water
9	Den	Bsmt	11.15	x 9.65	
10	Utility	Bsmt	12.7	x 17.59	

**Client Remks:** Escape to your own private retreat, nestled in the tranquil beauty of Duck Bay on Upper Rideau Lake. This stunning, year-round waterfront home sits on approximately one acre and offers the perfect blend of modern comfort and serene natural surroundings. Recently upgraded from a fully off-grid setup, the home is now connected to hydro while still maintaining propane appliances, a heat pump, and a cozy woodstove for added warmth and charm. Designed with comfort and style in mind, the home features beautiful hardwood and tile flooring, and a thoughtfully laid-out floor plan that allows for easy one-level living. The main floor boasts an open-concept kitchen and dining area, a welcoming living room with a woodstove, and patio doors that open onto a spacious deck ideal for relaxing or entertaining while enjoying sweeping views of the yard and lake. There is a main-floor bedroom and a full bathroom, plus a loft area that provides additional sleeping space. The full walkout basement includes a large recreation area, a separate office/den (currently used as a bedroom), and plenty of room for guests or hobbies. The home is serviced by a drilled well, septic system, and has year-round road access. A gentle slope leads you to the natural, shallow shoreline perfect for putting a kayak or canoe in, or simply soaking in the sights and sounds of nature. Located in Duck Bay, a peaceful Bay of Upper Rideau Lake, this property is part of the historic Rideau Canal system and a haven for nature lovers and outdoor enthusiasts. All of this just minutes from the charming villages of Westport, Newboro, & Portland, offering