

	<b>3801A Big Rideau Lake Rd</b> <b>Rideau Lakes Ontario K0G 1V0</b> Rideau Lakes 819 - Rideau Lakes (South Burgess) Twp Leeds and Grenville <b>SPIS:</b> N <b>Taxes:</b> \$6,509/2024			<b>List: \$999,900 For: Sale</b>	
	<b>Detached</b> <b>Link:</b> N Bungalow		<b>Front On:</b> E <b>Acre:</b> 2-4.99		<b>Rms:</b> 11 + 1 <b>Bedrooms:</b> 3 <b>Washrooms:</b> 3 2x2xMain, 1x4xMain
	<b>Lot:</b> 600 x 0 Feet <b>Irreg:</b> <b>Dir/Cross St:</b> Big Rideau Lake Rd. <b>Directions:</b> From Hwy. 15 turn onto Big Rideau Lake Rd and follow to 3801A				
<b>MLS#:</b> X12121888 <b>PIN#:</b> 441250290 <b>Assignment:</b> N <b>Fractional Ownership:</b> N <b>Possession Date:</b> 08/01/2025					
<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Part Bsmt / Part Fin <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Propane <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 2000-2500 <b>Lot Shape:</b> Irregular <b>Lot Size Source:</b> GeoWarehouse <b>Roof:</b> Asphalt Shingle,Metal <b>Foundation:</b> Concrete Block,Piers <b>Assessment:</b> <b>POTL:</b> N <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> Main <b>Phys Hdcap-Eqp:</b>			<b>Exterior:</b> Other <b>Gar/Gar Spcs:</b> Detached / 2 <b>Park/Drive:</b> Private <b>Drive:</b> Private <b>Drive Park Spcs:</b> 6 <b>Tot Prk Spcs:</b> 8 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> N <b>Cert Level:</b> <b>GreenPIS:</b> N <b>Prop Feat:</b> Family Room, Fireplace/Stove, Lake/Pond, Level, River/Stream, Waterfront, Waterfront, Wooded/Treed <b>Exterior Feat:</b> Fishing,Privacy,Year Round Living <b>Interior Feat:</b> Storage,Water Heater Owned		<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Well <b>Water Supply Type:</b> <b>Sewer:</b> Septic <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> Direct <b>Retirement:</b> <b>HST Applicable to</b> Not Subject to HST <b>Sale Price:</b> <b>Oth Struct:</b> Additional Garage(s), Out Buildings, Shed, Storage, Workshop <b>Survey Type:</b> Available
<b>Water Body Name:</b> Big Rideau Lake <b>Water Body Type:</b> Lake <b>Water Frontage (M):</b> 182 <b>Topography:</b> Level,Flat <b>Water Features:</b> Dock,Winterized <b>Access to Property:</b> Year Round Municipal Road <b>Docking Type:</b> Private <b>Water View:</b> Direct <b>WaterfrontYN:</b> Y <b>Waterfront:</b> Direct			<b>Shoreline:</b> Clean,Rocky <b>Shoreline Allowance:</b> None <b>Shoreline Exp:</b> W <b>Alternative Power:</b> Generator-Wired <b>Easements/Restrict:</b> Right Of Way <b>Waterfront Accessory Bldgs:</b> Multiple Slips <b>Water Delivery Features:</b> Uv System,Water Treatmnt		
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>
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	
<b>Client Remks:</b> 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!					
<b>Listing Contracted With:</b> RIDEAU REALTY LIMITED <b>Ph:</b> 613-272-5000					