

	<b>365 McNamee Lane</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> \$4,917/2025		<b>List: \$884,900 For: Sale</b>			
	Detached <b>Link:</b> N Bungalow-Raised		<b>Front On:</b> S <b>Acre:</b> .50-1.99	<b>Rms:</b> 11 <b>Bedrooms:</b> 3 <b>Washrooms:</b> 2 1x4xMain, 1x2xIn Betwn		
	<b>Lot:</b> 515 x 0 Feet <b>Irreg:</b> <b>Dir/Cross St:</b> McNamee Ln & Maurice Ln. <b>Directions:</b> From Narrows Lock Rd Turn onto McNamee Ln and follow to the end.					
	<b>MLS#:</b> X12393346 <b>PIN#:</b> 441250233 <b>Assignment:</b> N <b>Fractional Ownership:</b> N <b>Possession Remarks:</b> TBD					
<b>Kitchens:</b> 2 <b>Fam Rm:</b> Y <b>Basement:</b> Fin W/O / Full <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Propane <b>A/C:</b> None <b>Central Vac:</b> N <b>Apx Age:</b> 51-99 <b>Year Built:</b> 1972 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 700-1100 <b>Lot Shape:</b> Irregular <b>Lot Size Source:</b> Other <b>Roof:</b> Metal <b>Foundation:</b> Concrete Block <b>Assessment:</b> <b>POTL:</b> N <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> Lower <b>Phys Hdcap-Eqp:</b>		<b>Exterior:</b> Wood <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> Private <b>Drive:</b> Private <b>Drive Park Spcs:</b> 8 <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> Beach, Clear View, Family Room, Fireplace/Stove, Lake Access, Lake/Pond, Level, Waterfront, Waterfront <b>Exterior Feat:</b> Deck,Landscaped,Privacy <b>Interior Feat:</b> In-Law Capability,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</b> Drilled Well <b>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> Shed <b>Survey Type:</b> Available		
<b>Water Body Name:</b> Big Rideau Lake <b>Water Body Type:</b> Lake <b>Water Frontage (M):</b> 157 <b>Water Features:</b> Beach Front <b>Access to Property:</b> Year Round Private Road <b>Docking Type:</b> None <b>Water View:</b> Direct <b>WaterfrontYN:</b> Y <b>Waterfront:</b> Direct		<b>Shoreline:</b> Clean,Sandy,Mixed <b>Shoreline Allowance:</b> None <b>Alternative Power:</b> None <b>Easements/Restrict:</b> Unknown <b>Waterfront Accessory Bldgs:</b> Bunkie				
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>	
1	Living	Main	23.5	x 10.25	Combined W/Dining	W/O To Deck      Fireplace
2	Dining	Main	13.08	x 9.25	Combined W/Kitchen	Combined W/Living
3	Kitchen	Main	8.42	x 12		
4	Prim Bdrm	Main	10.08	x 10.67		
5	2nd Br	Main	9.67	x 9.83		
6	Bathroom	Main	4.75	x 6	4 Pc Bath	
7	Family	Lower	21.75	x 11.83	Fireplace	Walk-Out
8	Dining	Lower	12.08	x 9.58		
9	Kitchen	Lower	10.83	x 9.08		
10	3rd Br	Lower	9.33	x 9.08		
<b>Client Remks:</b> Escape to your very own private retreat on the Big Rideau! This 3-bedroom, 1.5-bath, 4-season cottage sits on a stunning park-like lot of just over an acre with 500+ feet of pristine waterfront. Enjoy a mix of rocky shoreline and your own sandy beach, all with panoramic lake views. Owned by the same family for over 50 years, this raised bungalow offers open-concept living on the main level with a wood-burning fireplace, 2 bedrooms, full bath, and walkout to a wraparound deck. The lower level with separate entrance provides additional living space, complete with its own kitchen, family room, bedroom, and airtight woodstove perfect for guests or multi-generational living. Features include a drilled well, septic system, spray-foamed basement, propane fireplace, and a durable metal roof. A cozy waterfront bunkie offers extra sleeping space just steps from the lake. Whether you're swimming, boating, or simply relaxing on the deck, this property delivers the best of Big Rideau living. <b>Inclusions:</b> 2 fridges, 2 stoves, 2 microwaves, window coverings, light fixtures.						
<b>Listing Contracted With:</b> RIDEAU REALTY LIMITED <b>Ph:</b> 613-272-5000						