

	<b>110 Hudson Bay 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> \$3,426/2025		<b>List: \$519,000 For: Sale</b>																																										
	Detached <b>Link:</b> N Bungalow	<b>Front On:</b> E <b>Acre:</b>	<b>Rms:</b> 7 <b>Bedrooms:</b> 3 <b>Washrooms:</b> 1 1x3																																										
<b>Lot:</b> 100 x 267 Feet Irreg: <b>Dir/Cross St:</b> McNamee Lane and Hudson Bay Lane <b>Directions:</b> From Narrows Lock Rd turn onto McNamee Lane then right onto Hudson Bay Lane.																																													
<b>MLS#:</b> X12403677 <b>PIN#:</b> 441250209 <b>Possession Remarks:</b> TBD																																													
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> Y <b>Heat:</b> Other / Wood <b>A/C:</b> None <b>Central Vac:</b> N <b>Apx Age:</b> <b>Year Built:</b> 1960 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 700-1100 <b>Lot Shape:</b> Rectangular <b>Lot Size Source:</b> GeoWarehouse <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Piers <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Wood <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> <b>Drive:</b> <b>Drive Park Spcs:</b> 3 <b>Tot Prk Spcs:</b> 3 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Fireplace/Stove, Waterfront <b>Interior Feat:</b> Water Heater Owned	<b>Zoning:</b> Seasonal <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Other <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 Sale Price:</b> Not Subject to HST <b>Oth Struct:</b> <b>Survey Type:</b> Boundary Only																																											
<b>Water Body Name:</b> Big Rideau Lake <b>Water Body Type:</b> Lake <b>Topography:</b> Sloping <b>Water Features:</b> Dock <b>Access to Property:</b> Private 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> Owned <b>Alternative Power:</b> None <b>Easements/Restrict:</b> Unknown <b>Waterfront Accessory Bldgs:</b> Not Applicable																																													
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<b>Client Remks:</b> Escape to the lake! This charming 3-bedroom, 1-bath, 3-season cottage on beautiful Big Rideau Lake is the perfect place to make lasting memories. Wake up to beautiful sunrises and take in the panoramic lake views from your cozy sunroom and living room both ideal for morning coffee, evening dinners, or hosting a game night with friends. Great open kitchen, 3 cozy bedrooms and an update bathroom. The rocky shoreline offers excellent swimming, boating, and fishing, making it a dream spot for water enthusiasts. Outside, you'll find a small covered area for barbecuing/wood storage, a separate storage shed, and plenty of space to relax and unwind. The cottage is serviced by lake-drawn water and a septic system and comes mostly furnished. Located in a welcoming community with a mix of 3-season and year-round properties and is easily accessible just off Narrows Lock Road. Whether you're looking for a weekend getaway or a place to spend your summers, this Big Rideau gem is ready for you to enjoy! <b>Inclusions:</b> Fridge, stove, most indoor furnishings, outdoor furniture, dock, some tools <b>Listing Contracted With:</b> RIDEAU REALTY LIMITED <b>Ph:</b> 613-272-5000																																													