



25 MCNAMEE Lane
Rideau Lakes Ontario K0G 1V0
Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville
SPIS: N **Taxes:** \$5,290/2025

List: \$1,150,000 For: Sale

Detached **Front On:** N **Rms:** 6 + 2
Link: N **Acres:** .50-1.99 **Bedrooms:** 3 + 0
Bungalow **Washrooms:** 3
2x4xMain, 1x2xBsmt

Lot: 150 x 458 Feet Irreg:
Dir/Cross St: Narrows Lock Rd. & McNamee Ln.
Directions:
From Hwy. 15 turn onto County Rd. 42 (towards Westport) - Immediate right onto Narrows Lock Rd. - Follow to McNamee Ln on your right - Pin #25 on left

MLS#: X12655878 **PIN#:** 441250096
Fractional Ownership: N
Possession Remarks: TBD **Vacant Land Condo:** N
Legal: PT LT 4 CON 1 NORTH CROSBY PT 1 28R6685 T/W LR206807, LR206808 EXCEPT EASEMENT THEREIN RE: PT 2 28R6685; RIDEAU LAKES

Kitchens: 1 + 0 Fam Rm: Y Basement: Finished with Walk-Out / Full Fireplace/Stv: N Heat: Forced Air / Propane A/C: Central Air Central Vac: N Apx Age: 16-30 Year Built: 2009 Yr Built Source: Owner Apx Sqft: 1500-2000 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: N POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp:	Exterior: Vinyl Siding Gar/Gar Spcs: Attached / 2 Park/Drive: Private Drive: Private Drive Park Spcs: 6 Tot Prk Spcs: 8 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room, Golf, Waterfront, Waterfront Exterior Feat: Fishing, Deck, Landscaped, Privacy, Year Round Living Interior Feat: Carpet Free, Primary Bedroom - Main Floor	Zoning: Residential Cable TV: Hydro: Gas: Phone: Water: Well Water Supply Type: Drilled Well Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: Under Contract: Propane Tank HST Applicable to Sale Price: Not Subject to HST Oth Struct: Survey Type: Available
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Water Body Name: Big Rideau Lake
Water Body Type: Lake
Water Frontage (M): 45
Topography: Level
Water Features: Dock
Access to Property: Year Round Private Road
Docking Type: Private
Water View: Direct
WaterfrontYN: Y
Waterfront: Direct

Shoreline: Natural, Shallow
Shoreline Allowance: None
Shoreline Exp: E
Alternative Power: Generator-Wired
Easements/Restrict: Right Of Way
Waterfront Accessory Bldgs: Not Applicable

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	12.99	x 10.24	Tile Floor	Combined W/Dining	
2	Dining	Main	8.99	x 10.24	W/O To Deck	Combined W/Living	Hardwood Floor
3	Living	Main	15.75	x 13.98	Hardwood Floor	Combined W/Dining	Vaulted Ceiling
4	Foyer	Main	5.97	x 7.97			
5	Prim Bdrm	Main	15.65	x 10.56	4 Pc Ensuite	W/I Closet	W/O To Deck
6	Br	Main	11.91	x 10.14	Hardwood Floor		
7	Br	Main	10.56	x 10.14	Hardwood Floor		
8	Loft	2nd	25.72	x 11.91			
9	Rec	Lower	28.97	x 23.65			
10	Den	Lower	5.97	x 15.75	Walk-Out		

Client Remks: Welcome to your own piece of paradise on the Big Rideau. Built in 2009, this beautifully maintained 3-bedroom, 2.5-bath home offers bright, open-concept living with stunning water views from the kitchen, dining, and living areas. The spacious primary bedroom features a 4-piece ensuite, walk-in closet, and direct access to a private deck overlooking the lake. The finished walkout basement includes a large recreation room, perfect for family gatherings or entertaining. Above the attached two-car garage, a bonus room provides flexible space for a home office, games room, or studio. The home comes complete with an electric vehicle charging station. Set on a private and beautifully landscaped 1.5-acre lot with easy access from Narrows Lock Road, the property boasts approximately 150 feet of waterfront in a sheltered